



Planning Commission Staff Report

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: ASHLEE MACDONALD, AICP, SENIOR PLANNER *Am*
(480) 503-6748, ASHLEE.MACDONALD@GILBERTAZ.GOV

THROUGH: EVA CUTRO, AICP, PLANNING MANAGER *EC*
(480) 503-6782, EVA.CUTRO@GILBERTAZ.GOV

MEETING DATE: JULY 1, 2020

SUBJECT: DR20-75, GILBERT REGIONAL PARK MASTER SIGN PLAN

STRATEGIC INITIATIVE: Exceptional Built Environment

To create a Master Sign Plan for Gilbert Regional Park

RECOMMENDED MOTION

Approve the Findings of Fact and approve DR20-75, Gilbert Regional Park MSP: Gilbert Regional Park Master Sign Plan for approximately 98 acres, generally located at the southwest corner of Higley and Queen Creek Roads, and zoned Public Facilities/Institutional (PF/I).

APPLICANT

Company: Dig Studio
Name: Chad Atterbury
Address: 600 N. 4th St., Ste D
Phoenix, AZ 85004
Phone: 602-281-0412
Email: chada@digstudio.com

OWNER

Company: Town of Gilbert
Name: Richard Hooker
Address: 50 E. Civic Center Dr
Gilbert, AZ 85296
Phone: 480-503-6933
Email: Richard.hooker@gilbertaz.gov

BACKGROUND/DISCUSSION

History

Date	Description
November 5, 2018	Planning Commission approved DR18-98 for the Gilbert Regional Park

Overview

The Flood Control District of Maricopa County granted the Town of Gilbert a Non-exclusive Recreational Use Easement over approximately 211 acres of designated property within Chandler Heights Basin. The location is along the East Maricopa Floodway, south of Queen Creek Road and west of Higley Road. Once fully developed, this full 272-acre area will be the largest park in Gilbert. Phase 1 and Phase 1b of the Gilbert Regional Park was approved under DR18-98 and consists of 54 acres. The play area, splash pad, access points on Higley and Queen Creek have been constructed and the court facilities are under construction. Staff notes the proposed master sign plan encompasses 98 acres including future phases of the park site.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	General Commercial (GC)	General Commercial (GC)	Queen Creek Rd, then Higley Pavilion
South	Parks/Retention (P/R)	Public Facilities/Institutional (PF/I)	Vacant, future Park phases
East	Shopping Center (SC) and Residential > 2-3.5 DU/Acre	Shopping Center (SC)/PAD and Single Family-Detached (SF-D) /PAD	Higley Rd, then Higley Village Shopping Center and The Bridges Master Planned Community
West	Residential > 0-1 DU/Acre and Utility/Transportation Corridor	Single Family – 43, Maricopa County Rural-43 and Public Facility/Institutional	East Maricopa Floodway then Single-Family Residential
Site	General Commercial (GC)	General Commercial (GC)	Queen Creek Rd, then Higley Pavilion

Project Signs

Sign Type	Description	Maximum Size (L x H) and Sign Area	Quantity	Materials
Monument	Entry Monument	43' x 12' 60sf	1 (existing)	CMU block with laser cut aluminum letters

Monument	Small Park Entry Monument	15" x 4'-2" 60sf	1	
Directory	Internal Park Directory (Large)	15" x 4'-2"	1	CMU block with laser cut aluminum letters
Directory	Internal Park Directory (Small)	3'-8" x 8"	1	CMU block with laser cut aluminum letters
Directory	Court Wayfinding	3' x 3'	1	Aluminum panel mounted on restroom building
Existing	Park Regulation Sign	7'-10" x 3'-6"	1	Aluminum panel on aluminum post
Tenant Monument Sign	Development Icon Marker	11" x 5' 60sf	1	Aluminum sign atop steel frame. CMU base
Monument Sign	Development Entry Sign	4'-2" x 15' 60sf	1	Cast in place concrete, CMU base, perforated steel panel
Tenant Monument Sign	Development Directional, Major	4'-2" x 15' 60sf	1	CMU base, perforated steel panel
Tenant Monument Sign	Development Directional, Minor	3'-8" x 8' 60sf	3	CMU base, perforated steel panel

DISCUSSION

The applicant is requesting approval of a Master Sign Plan due to the size and variety of uses on the overall site. The MSP will allow for overall sign theming and coordination on the site. The MSP includes phase 1 signage and it is anticipated that as the remainder of the park is planned, and constructed additional phases will be added to the master sign plan. A variety of sign types are included in this MSP and are proposed to ensure uniformity in sign design.

Monument Signs

Future phases of Gilbert Regional Park will include tenant uses to complement the park, because of this the MSP proposes both park and tenant monument signage. These varying signs incorporate CMU block and aluminum paneling, so they are all complementary. Tenant monument signage is provided in both vertical signage extending to the maximum height of 12' as well as horizontally designed signage that reaches a maximum height of 4'-2".

Directory Signs

A variety of directory signs are also proposed within the development. These signs are designed to aid both pedestrian and vehicular traffic through the site and to the various park amenities. There are 3 types of directory signs that are designed based on their location. All directory signs are located internal to the park.

PUBLIC NOTIFICATION AND INPUT

An official notice of the meeting agenda was posted in all the required public places within the Town.

Staff has received no comment from the public.

STAFF RECOMMENDATION

Approve the Findings of Fact and approve DR20-75, Gilbert Regional Park MSP: Gilbert Regional Park Master Sign Plan for approximately 98 acres, generally located at the southwest corner of Higley and Queen Creek Roads, and zoned Public Facilities/Institutional (PF/I), subject to conditions:

1. Construction of the project shall conform to the exhibits approved by the Planning Commission at the July 1, 2020 public hearing.
2. The construction site plan documents shall incorporate the Standard Commercial and Industrial Site Plan Notes adopted by the Design Review Board on March 11, 2004.
3. All signage will require a sign permit.

Respectfully submitted,



Ashlee MacDonald, AICP
Senior Planner

Attachments and Enclosures:

- 1) Finding of Fact
- 2) Vicinity Map
- 3) Master Sign Plan
- 4) Applicant's Narrative

**FINDINGS OF FACT
DR20-75, Gilbert Regional Park MSP**

1. The project as conditioned is consistent with the applicable Design Guidelines;
2. The project conforms to the General Plan, and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby development; and
5. The project design provides for safe and efficient provisions of public services.

TOWN OF GILBERT
GILBERT REGIONAL PARK

DESIGNED BY: DIG
DRAWN BY: CA/ C
CHECKED BY: JH

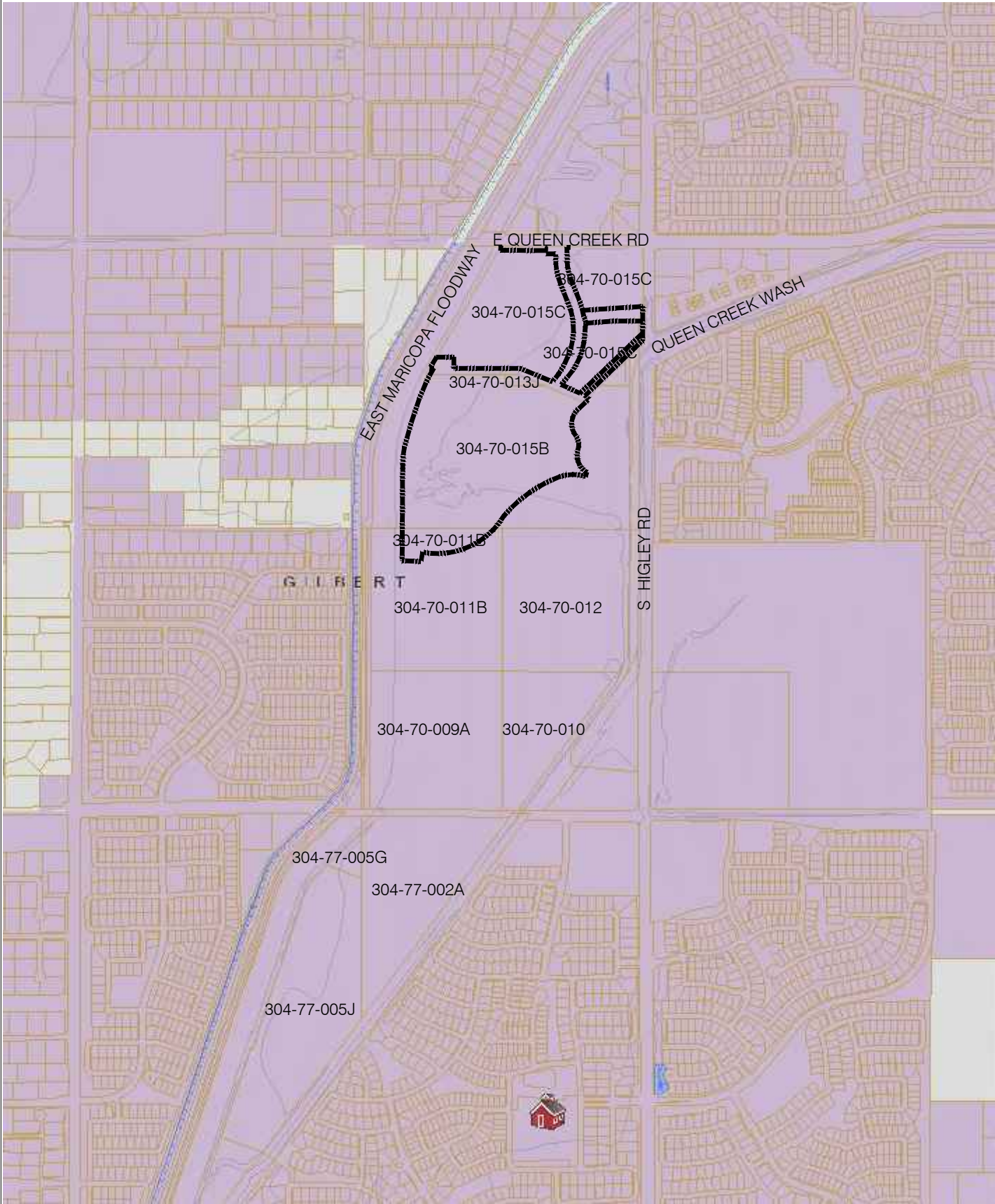
SEAL:

NOT FOR CONSTRUCTION
OR RECORDING

DATE:
3/18/20
PACKAGE:
Master Sign Plan
SCALE:

DRAWING:
PARCEL/AERIAL
MAP
EXHIBIT 3
SHEET
1

SHEET NO: 1 OF 1



0 .1 MI .2 MI .3 MI

PROJECT BOUNDARY

DR20-75: Gilbert Regional Park MSP
Attachment 3 - Master Sign Plan

- NOTE:
- 1. P3 Parcels - Development (Future- TBD)
 - 2. Regional Park Phase 1 (Existing)
 - 3. Regional Park Phase 1b (Under Construction)
 - 4. Regional Park Phase 2 (Future)
 - 5. Regional Park Phase 3 (Future)

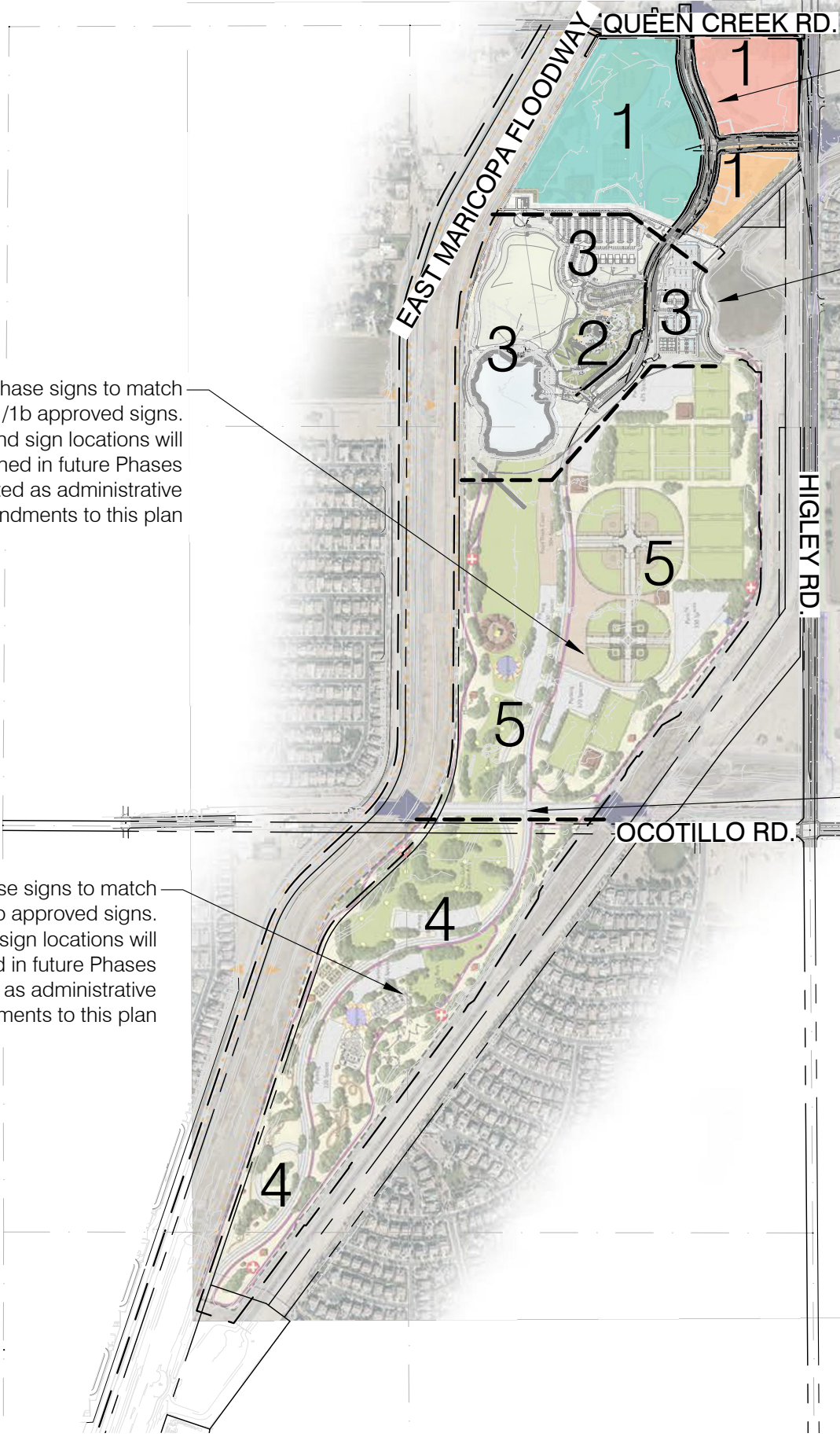


TOWN OF GILBERT
GILBERT REGIONAL PARK
MASTER SIGN PLAN

DATE:
06/02/2020

DRAWING:
EXHIBIT 4
MASTER SIGN
PLAN
SHEET

MSP000



3 Public Private Partnership parcels in planning area are planned for future developments that are to be determined in the future. Typical development signage shown in this package are expected to be replaced through Administrative Amendment submittals in the future

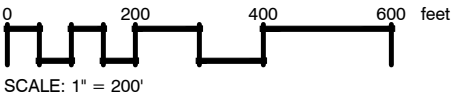
Phase 1 and Phase 1b are only current park areas that are designed and approved. Internal park program areas and signs sit in Flood Control District property and there are no ROW adjacent or frontage spaces. Phase 1b signs submitted in this package for approval are additional locations for already approved sign designs.

Future Phases of the approved Regional Park Master Plan show a planned connection of Regional Park Drive with Ocotillo Road. This is the only other frontage or adjacency with public right-of-ways. An entry monument to match the approved Phase 1 monument sign at Queen Creek Road would be desired at this location.

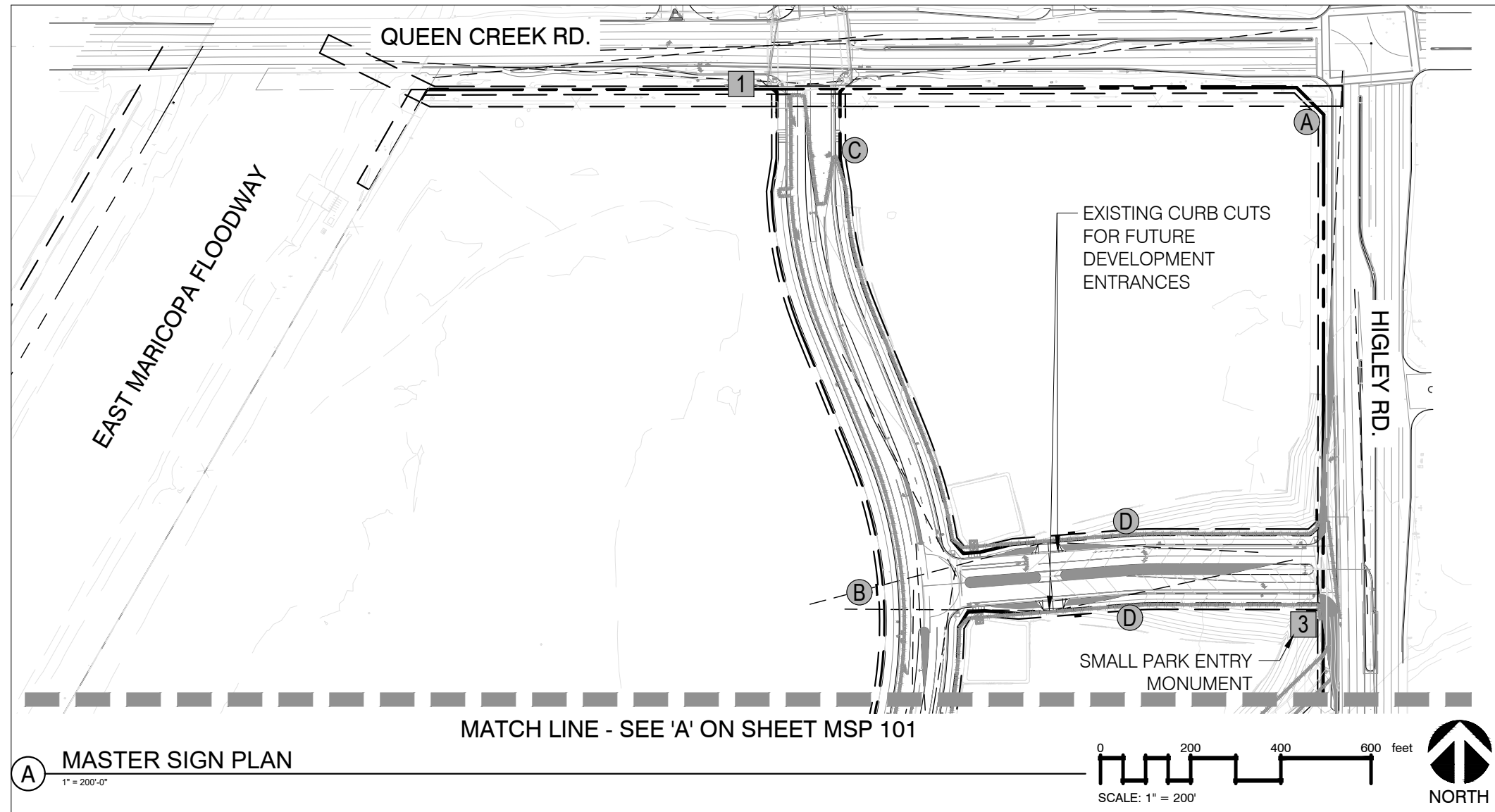
Future Phase signs to match Phase 1/1b approved signs. Sign types and sign locations will be determined in future Phases and submitted as administrative amendments to this plan

Future Phase signs to match Phase 1/1b approved signs. Sign types and sign locations will be determined in future Phases and submitted as administrative amendments to this plan

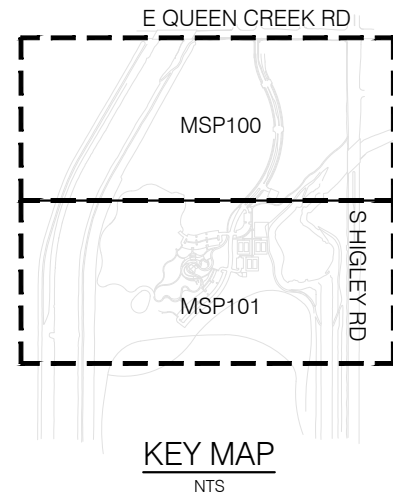
A OVERALL SITE PLAN
1" = 600'-0"



P:\2017\GILBERT REGIONAL PARK\04CAD\4.1SHEETS\MASTER SIGN PLAN\DWG Plotted by: VINCENT CHUNG on 6/6/2020 7:53:21 PM



- REGIONAL PARK SIGNAGE KEYNOTES
- 1 ENTRY MONUMENT - EXISTING, APPROVED IN PH1. REF DTLs 1 ON MSP505 & 1 ON MSP506
 - 2 NOT IN USE
 - 3 SMALL PARK ENTRY MONUMENT. REF DTL 1 ON MSP512
 - 4 LARGE INTERNAL PARK DIRECTORY. REF DTL 1 ON MSP503
 - 5 SMALL INTERNAL PARK DIRECTORY. REF DTL 1 ON MSP504
 - 6 COURT WAYFINDING WALL MOUNTED SIGN. REF DTL 1 ON MSP502
 - 7 PARK REGULATION SIGN. REF DTL 1 ON MSP501
 - 8 PARK REGULATION SIGN. REF DTL 1 ON MSP501
 - P3 DEVELOPMENT PARCEL SIGNAGE
 - A DEVELOPMENT ICON MARKER SIGN REF DTL 1 ON MSP508
 - B DEVELOPMENT ENTRY SIGN. REF DTL 1 ON MSP509
 - C DEVELOPMENT DIRECTIONAL - MAJOR. REF DTL 1 ON MSP5010
 - D DEVELOPMENT DIRECTIONAL - MINOR. REF DTL 1 ON MSP511



TOWN OF GILBERT
GILBERT REGIONAL PARK
MASTER SIGN PLAN

DATE:
06/02/2020

DRAWING:
EXHIBIT 4
MASTER SIGN
PLAN
SHEET

MSP100

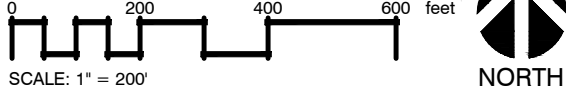


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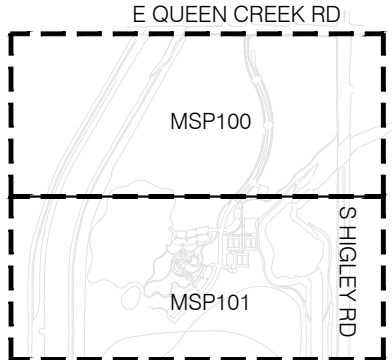
MATCH LINE - SEE 'A' ON SHEET MSP100



B MASTER SIGN PLAN
1" = 200'-0"



- REGIONAL PARK SIGNAGE KEYNOTES
- 1** ENTRY MONUMENT - EXISTING, APPROVED IN PH1. REF DTLS 1 ON MSP505 & 1 ON MSP506
 - 2** NOT IN USE
 - 3** SMALL PARK ENTRY MONUMENT. REF DTL 1 ON MSP512
 - 4** LARGE INTERNAL PARK DIRECTORY. REF DTL 1 ON MSP503
 - 5** SMALL INTERNAL PARK DIRECTORY. REF DTL 1 ON MSP504
 - 6** COURT WAYFINDING WALL MOUNTED SIGN. REF DTL 1 ON MSP502
 - 7** PARK REGULATION SIGN. REF DTL 1 ON MSP501
 - 8** PARK REGULATION SIGN. REF DTL 1 ON MSP501
- P3 DEVELOPMENT PARCEL SIGNAGE
- A** DEVELOPMENT ICON MARKER SIGN REF DTL 1 ON MSP508
 - B** DEVELOPMENT ENTRY SIGN. REF DTL 1 ON MSP509
 - C** DEVELOPMENT DIRECTIONAL - MAJOR. REF DTL 1 ON MSP5010
 - D** DEVELOPMENT DIRECTIONAL - MINOR. REF DTL 1 ON MSP511



TOWN OF GILBERT
GILBERT REGIONAL PARK
MASTER SIGN PLAN

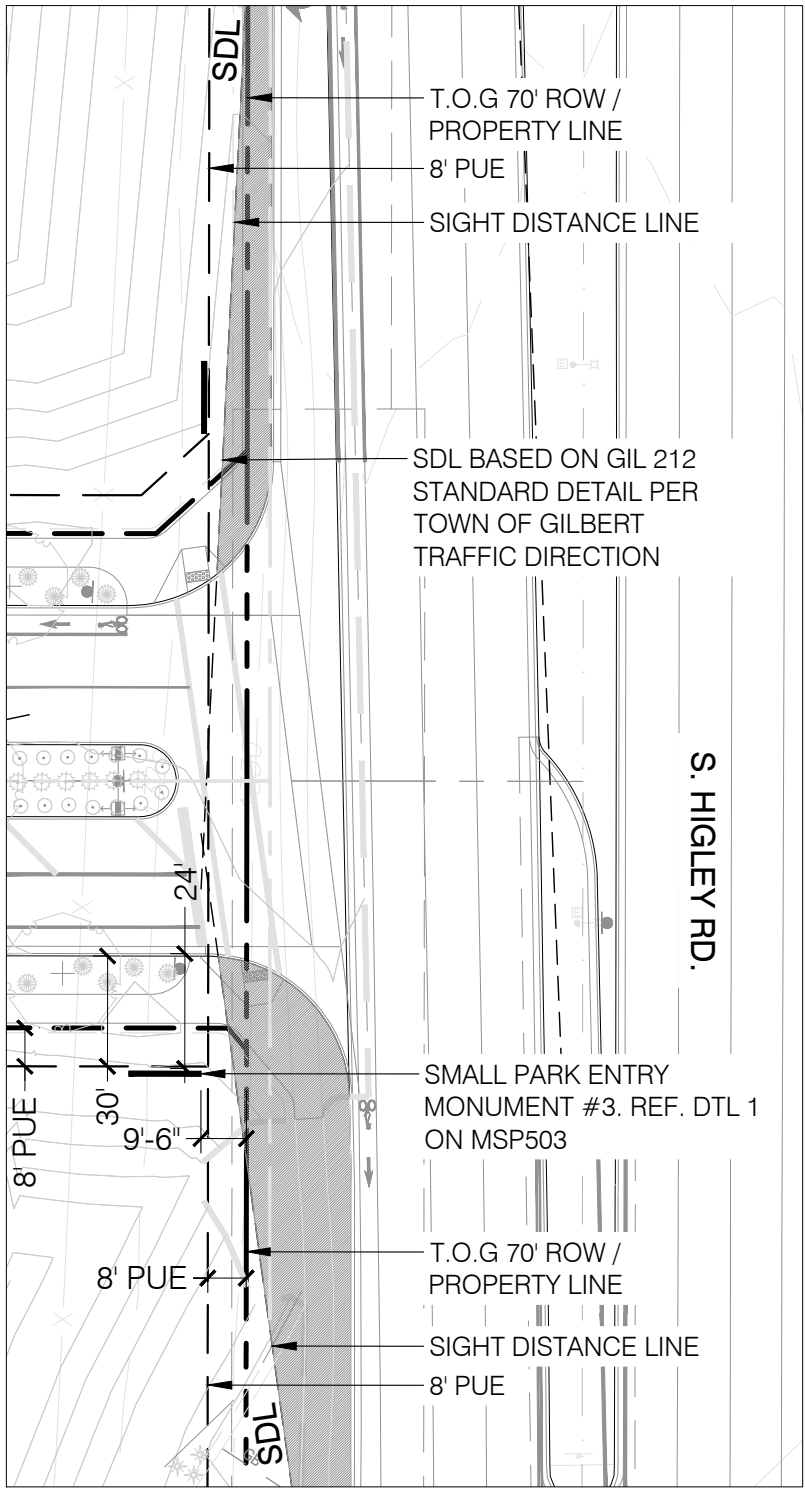
DATE:
06/02/2020

DRAWING:
EXHIBIT 4
MASTER SIGN
PLAN
SHEET

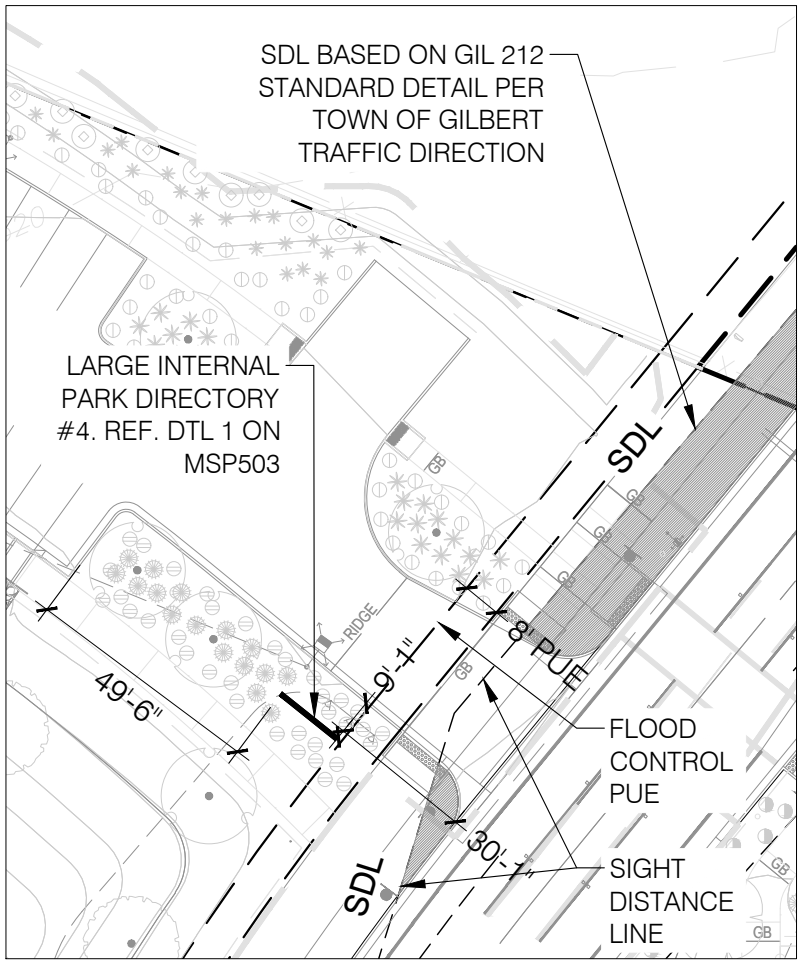
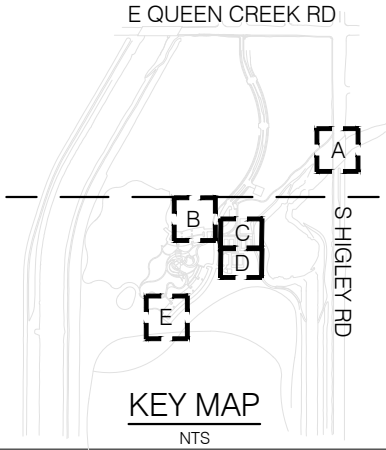
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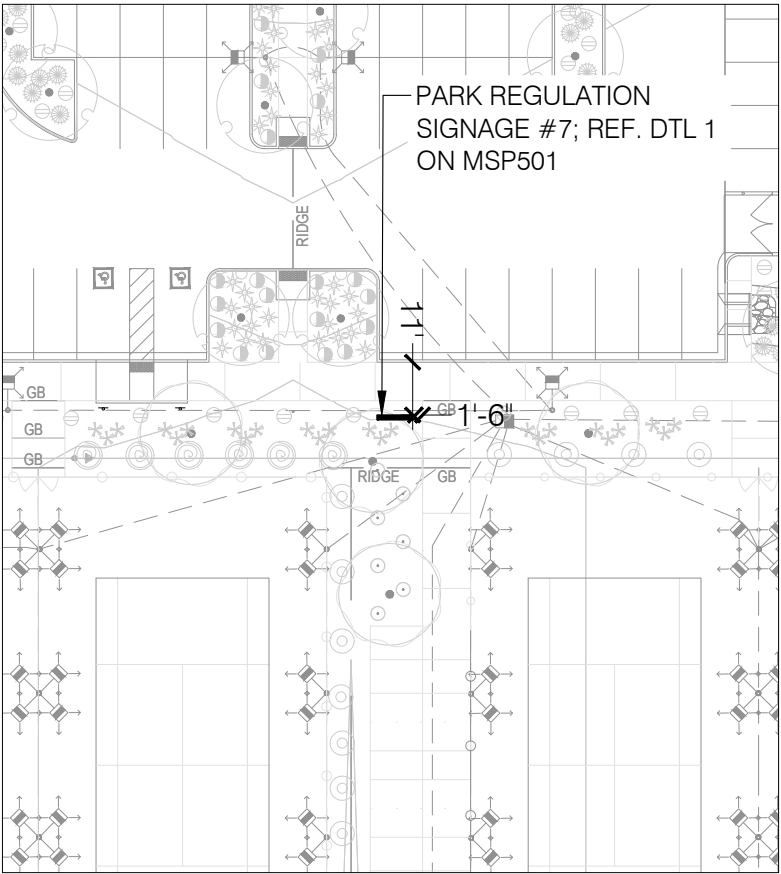
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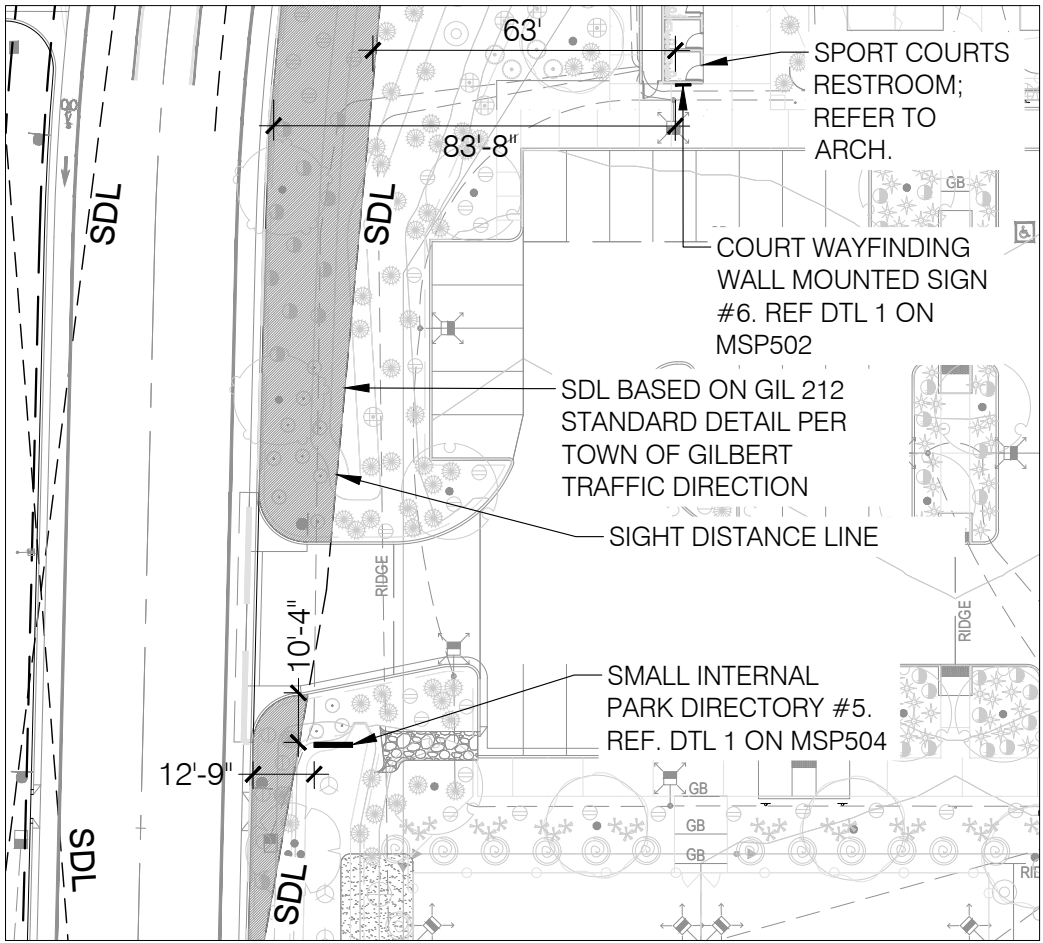
A MASTER SIGN PLAN - LARGE INTERNAL PARK DIRECTORY
1" = 40'-0"



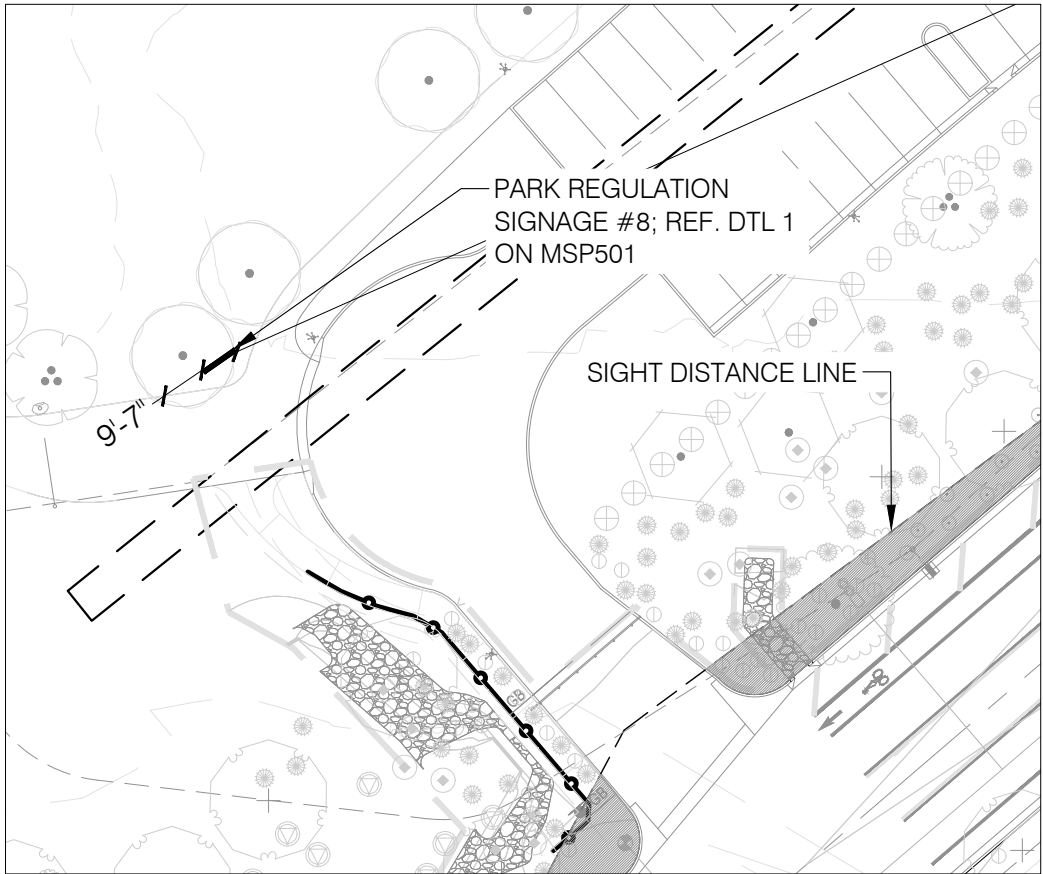
B MASTER SIGN PLAN - LARGE INTERNAL PARK DIRECTORY
1" = 40'-0"



D MASTER SIGN PLAN - PARK REGULATION SIGNAGE
1" = 40'-0"



C MASTER SIGN PLAN - SMALL INTERNAL PARK DIRECTORY & COURTS WAYFINDING
1" = 40'-0"



E MASTER SIGN PLAN - PARK REGULATION SIGNAGE
1" = 40'-0"



TOWN OF GILBERT GILBERT REGIONAL PARK MASTER SIGN PLAN

DATE:
06/02/2020

DRAWING:
EXHIBIT 4
MASTER SIGN
PLAN
SHEET

MSP102



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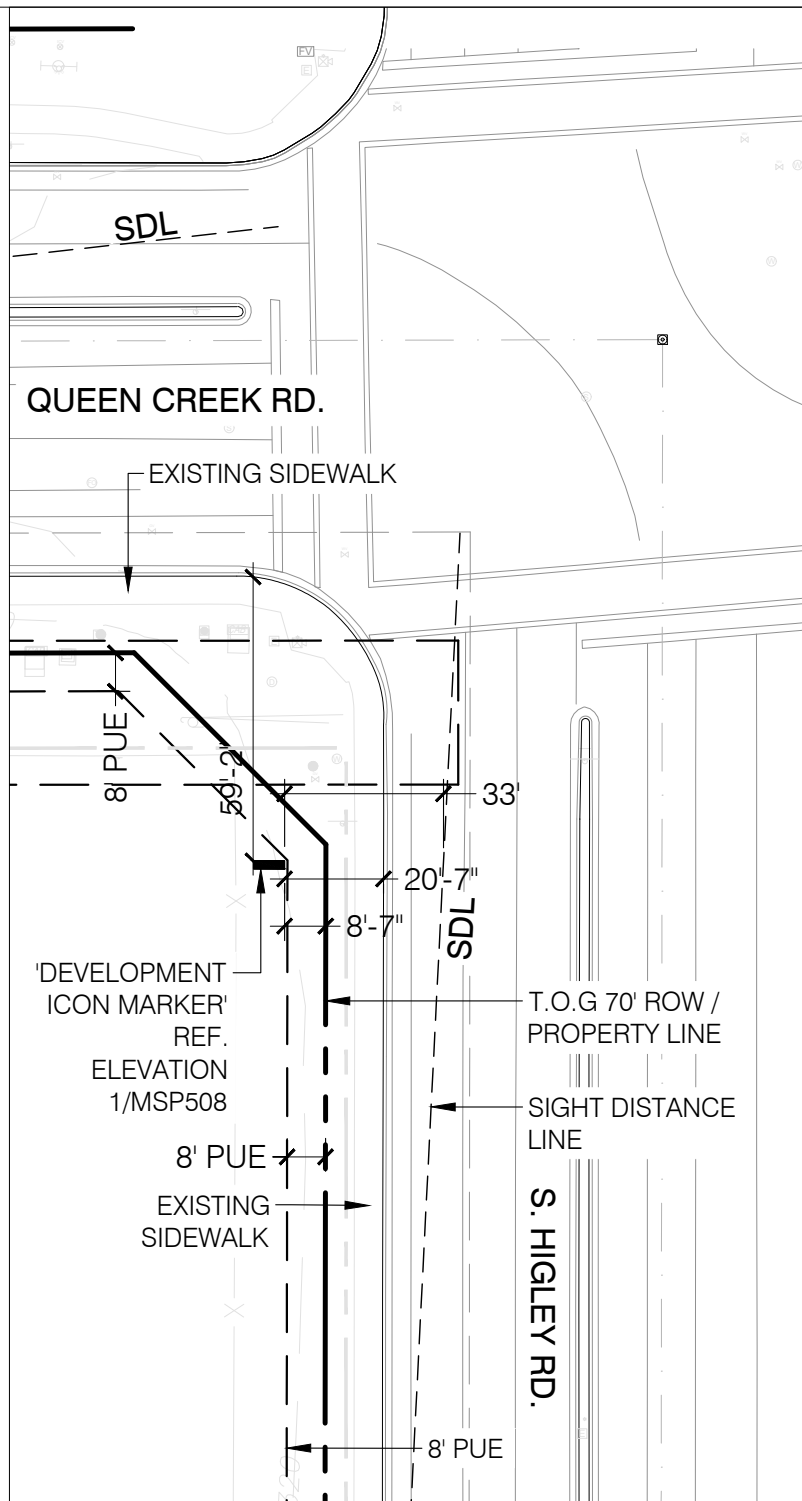


TOWN OF GILBERT
GILBERT REGIONAL PARK
MASTER SIGN PLAN

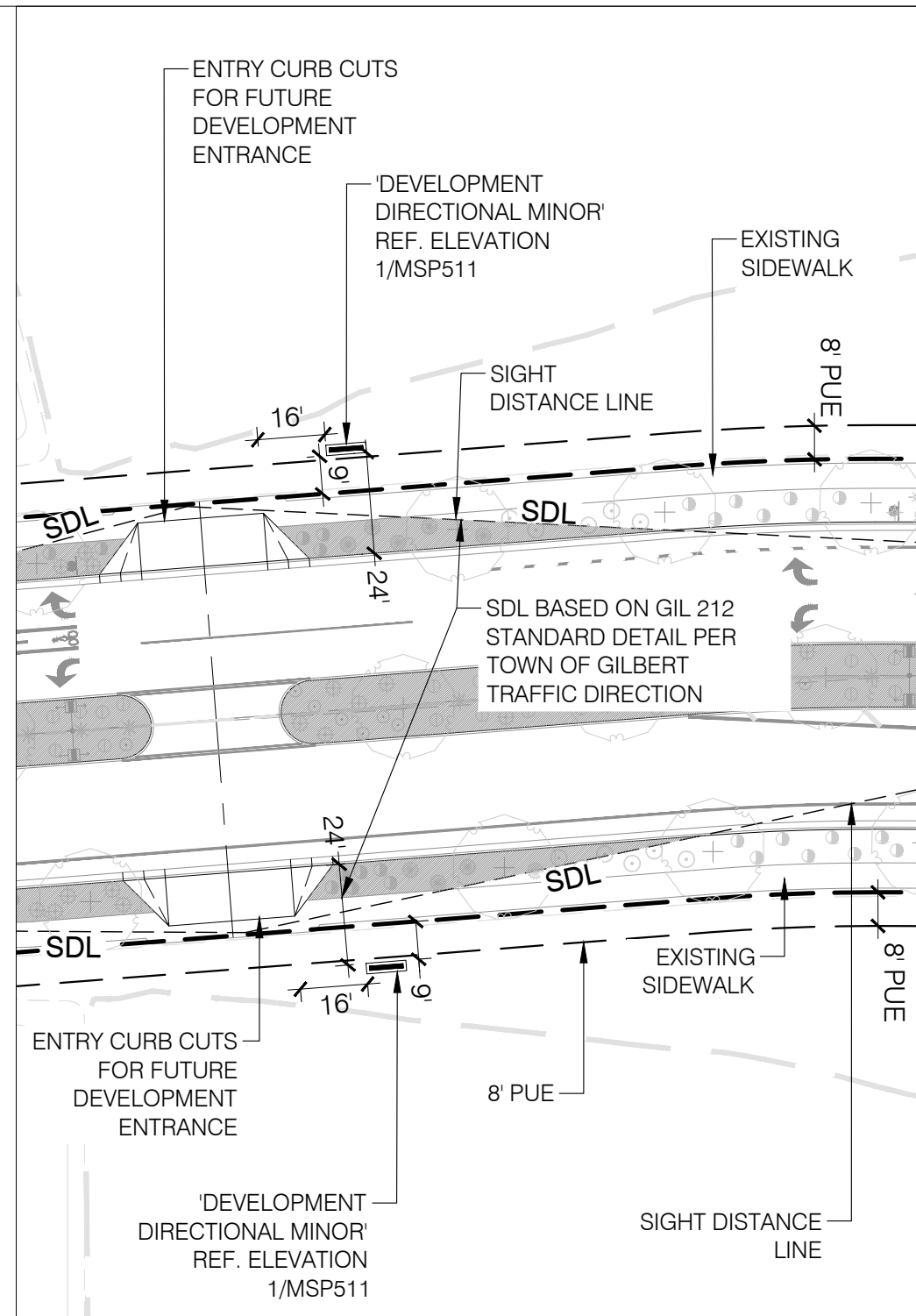
DATE:
06/02/2020

DRAWING:
EXHIBIT 4
MASTER SIGN
PLAN
SHEET

MSP103

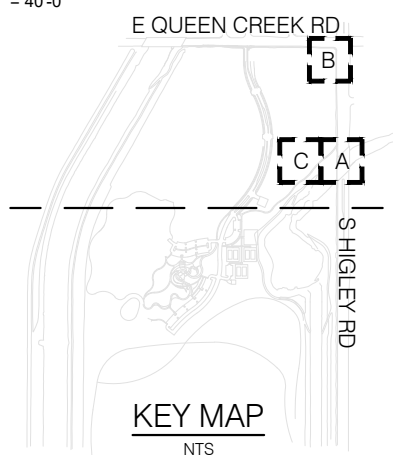


(B) MASTER SIGN PLAN - DEVELOPMENT ICON MARKER
1" = 40'-0"



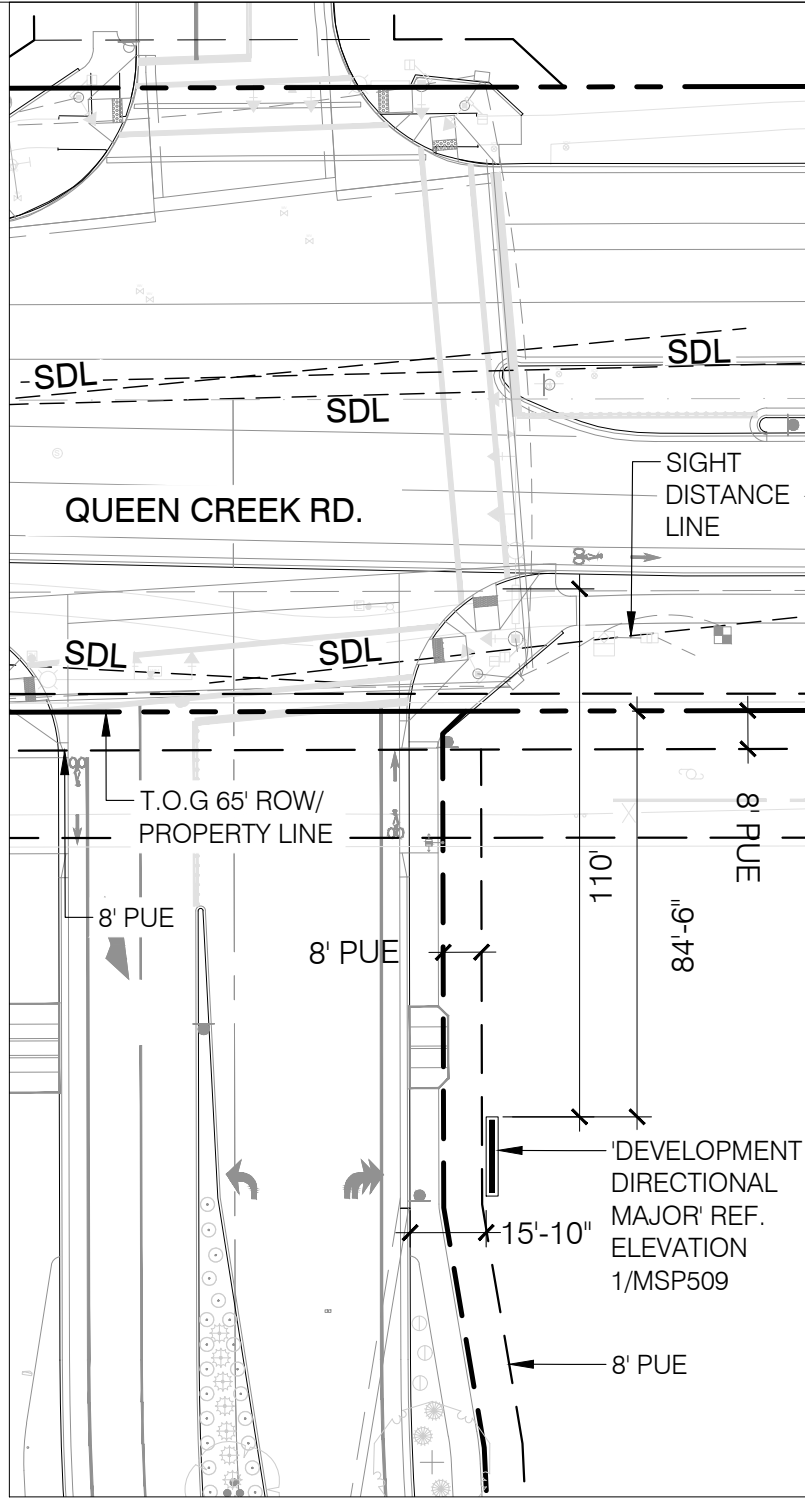
(C) MASTER SIGN PLAN - DEVELOPMENT DIRECTIONAL MINOR
1" = 40'-0"

(A) NOT USED - SUBJECT TO DEVELOPER AMENDMENT
1" = 40'-0"

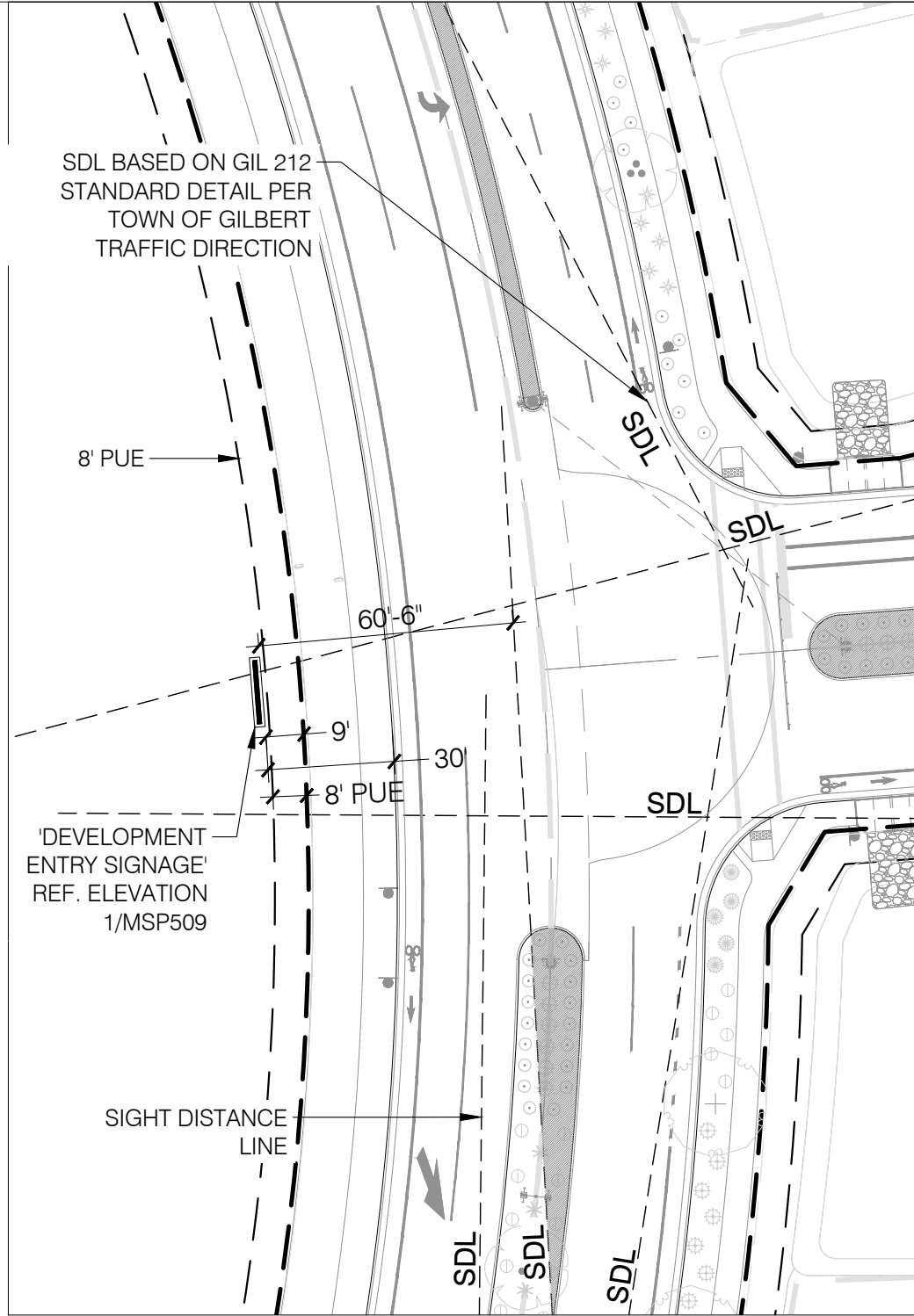


NOTE:
ALL FUTURE DEVELOPMENT SIGNS ARE BEHIND THE TOWN OF GILBERT RIGHT OF WAY. ALL HARDSCAPE, LANDSCAPE, LIGHTING, & GRADING AND DRAINAGE DESIGN TO BE COMPLETED BY OTHERS IN FUTURE DEVELOPMENT SUBMITTALS.
SIGHT DISTANCE LINES ARE SHOWN BASED ON TOWN OF GILBERT STANDARD DETAIL GIL-212; QUEEN CREEK ROAD AND HIGLEY ROAD ARE SHOWN AS MAJOR ARTERIAL, 45 MPH; INTERNAL PARK ROADS ARE SHOWN AS 25MPH COLLECTORS.

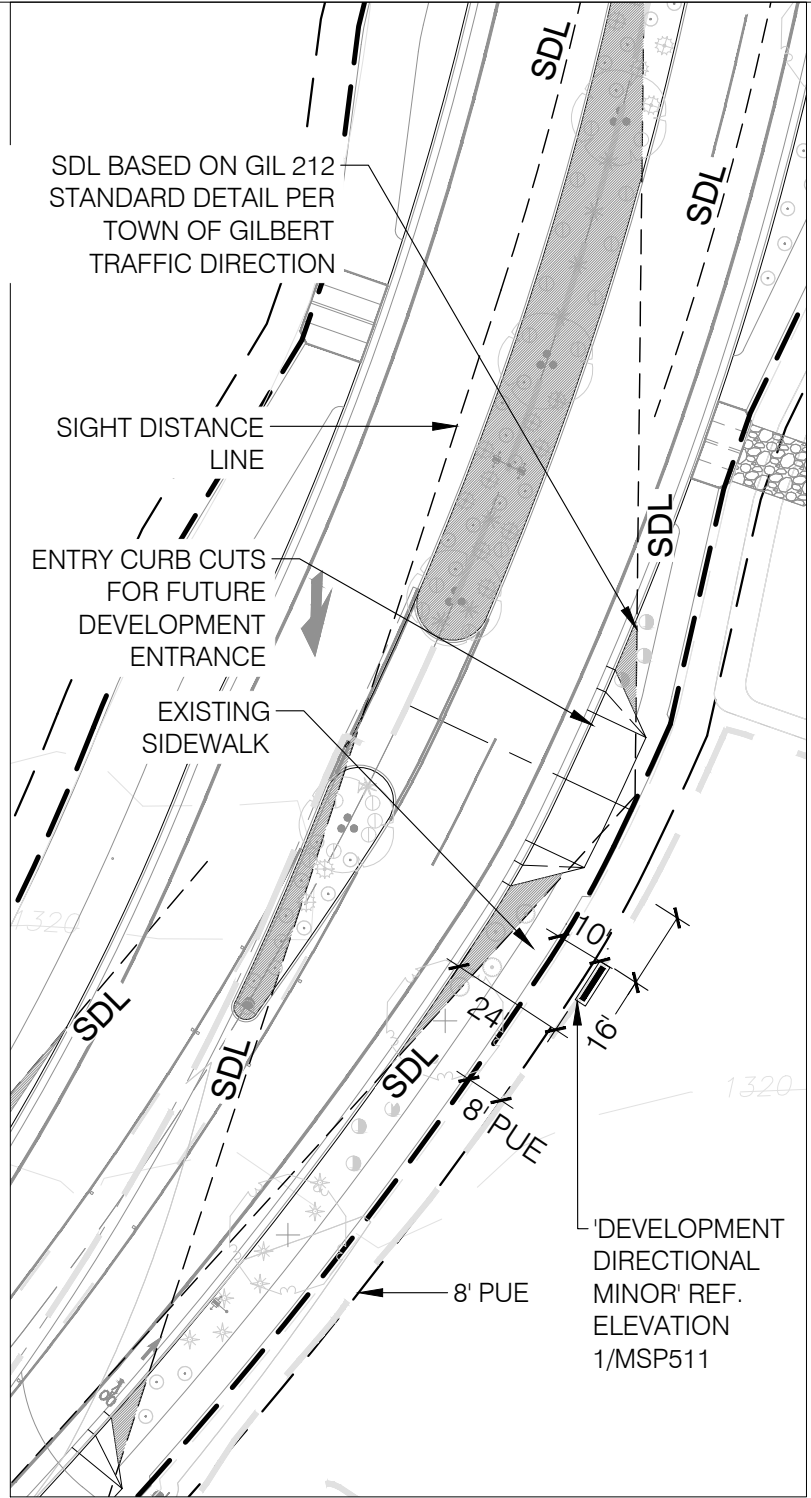
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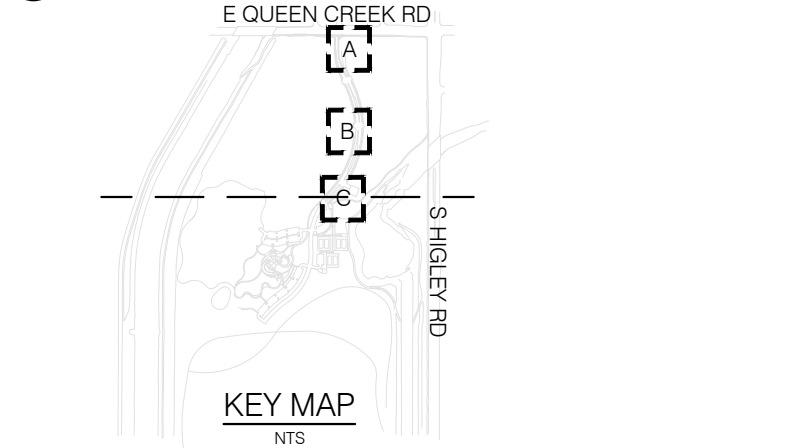
A MASTER SIGN PLAN - DEVELOPMENT DIRECTIONAL MAJOR
1" = 40'-0"



B MASTER SIGN PLAN - DEVELOPMENT ENTRY SIGN
1" = 40'-0"



C MASTER SIGN PLAN - DEVELOPMENT DIRECTIONAL MINOR
1" = 40'-0"



NOTE:
ALL FUTURE DEVELOPMENT SIGNS ARE BEHIND THE TOWN OF GILBERT RIGHT OF WAY. ALL HARDSCAPE, LANDSCAPE, LIGHTING, & GRADING AND DRAINAGE DESIGN TO BE COMPLETED BY OTHERS IN FUTURE DEVELOPMENT SUBMITTALS.
SIGHT DISTANCE LINES ARE SHOWN BASED ON TOWN OF GILBERT STANDARD DETAIL GIL-212; QUEEN CREEK ROAD AND HIGLEY ROAD ARE SHOWN AS MAJOR ARTERIAL, 45 MPH; INTERNAL PARK ROADS ARE SHOWN AS 25MPH COLLECTORS.



TOWN OF GILBERT GILBERT REGIONAL PARK MASTER SIGN PLAN

DATE:
06/02/2020

DRAWING:
EXHIBIT 4
MASTER SIGN
PLAN
SHEET

MSP104

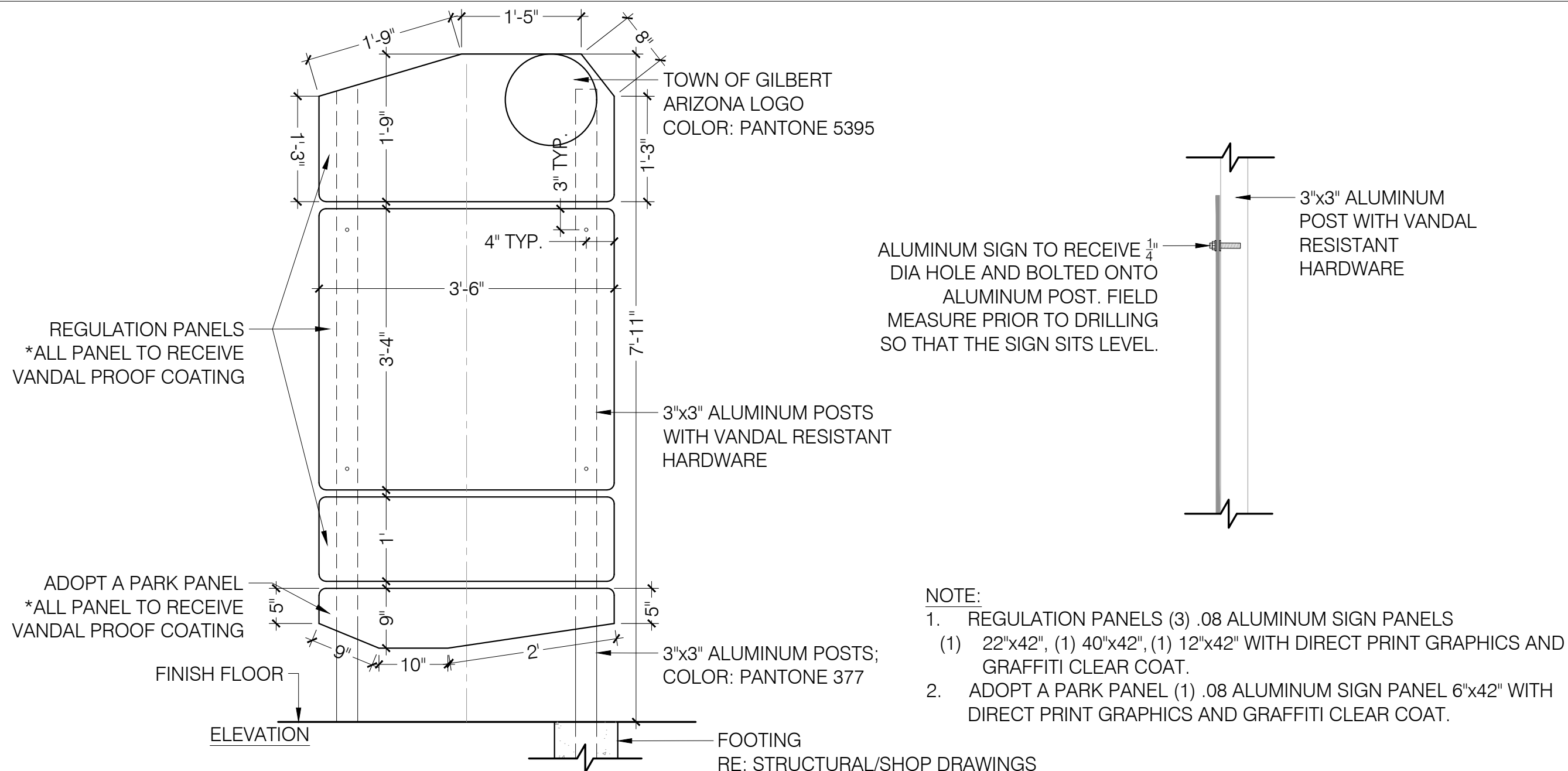


TOWN OF GILBERT GILBERT REGIONAL PARK MASTER SIGN PLAN

DATE:
06/02/2020

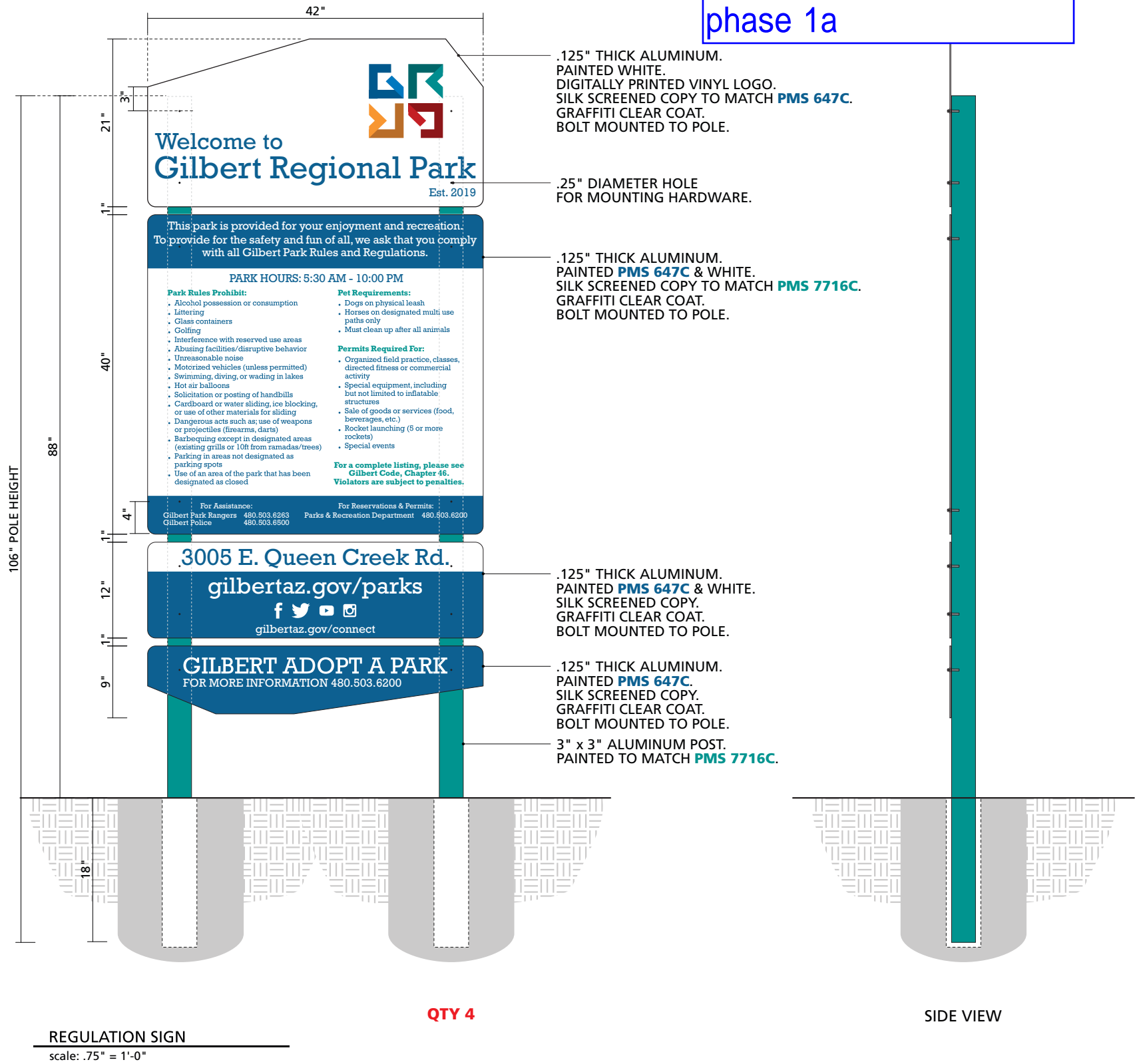
DRAWING:
EXHIBIT 5
MASTER SIGN
PLAN DETAILS
SHEET

MSP501

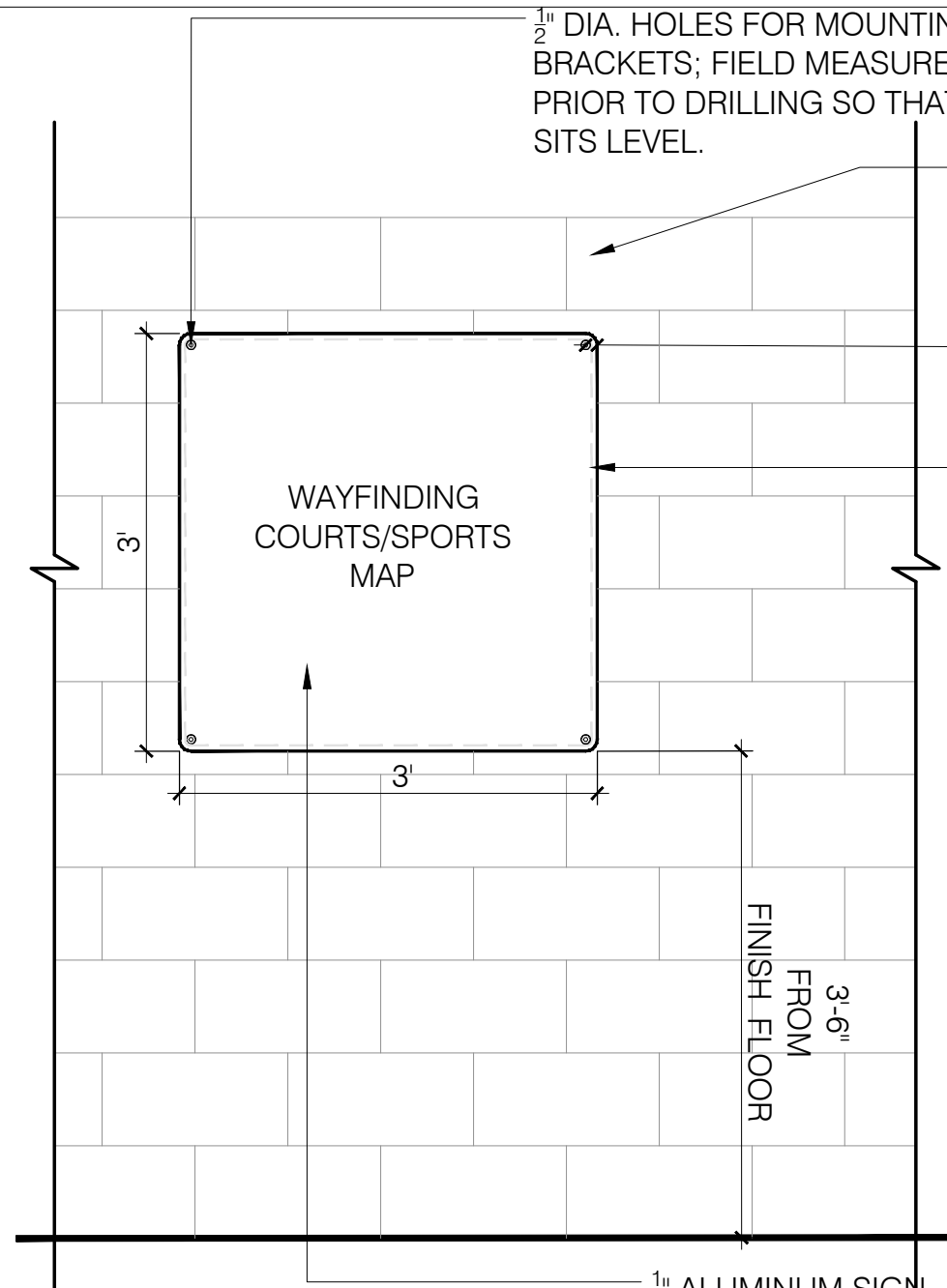


1 PARK REGULATION SIGNAGE

park rules signs are the same signs installed in phase 1a



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1/2" DIA. HOLES FOR MOUNTING BRACKETS; FIELD MEASURE PRIOR TO DRILLING SO THAT SIGN SITS LEVEL.

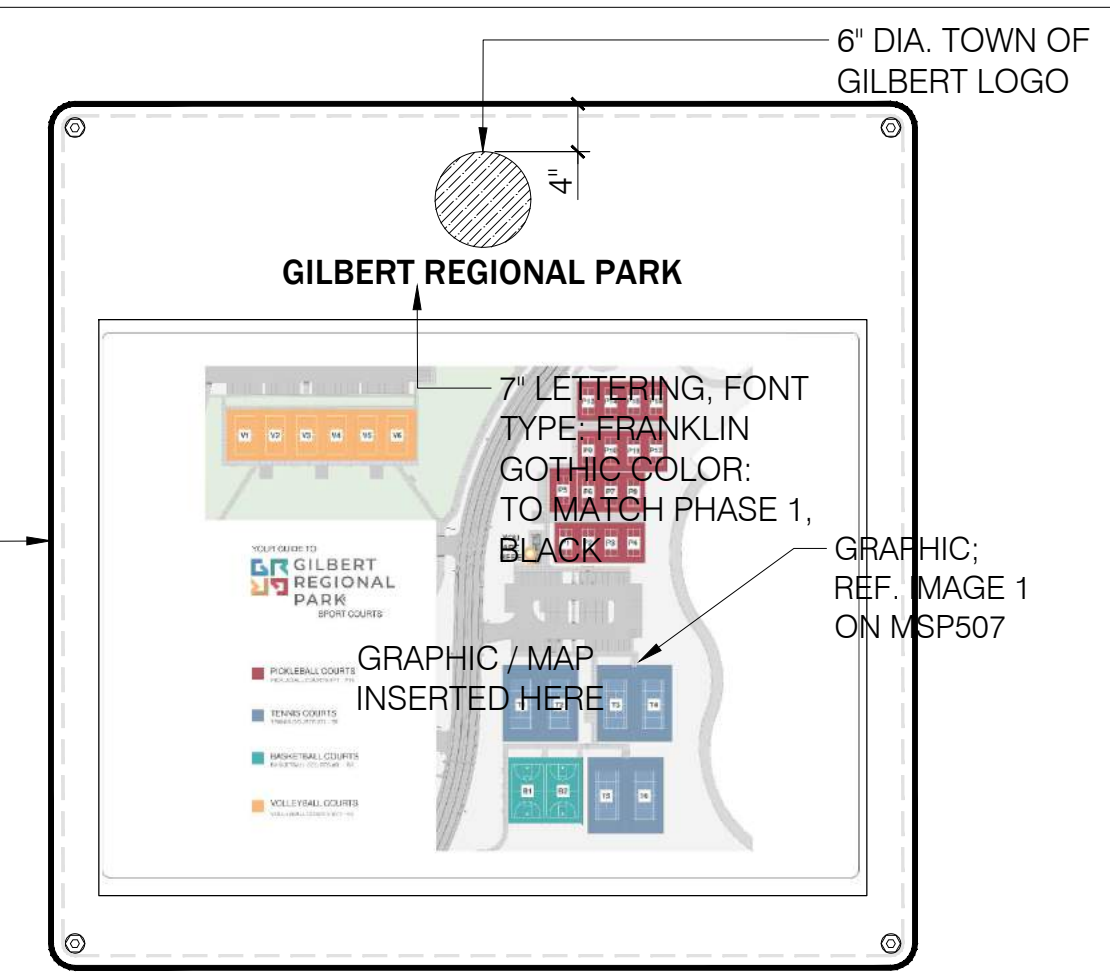
RESTROOM BUILDING; RE: ARCH DWGS.

1" FROM CORNER TYP.

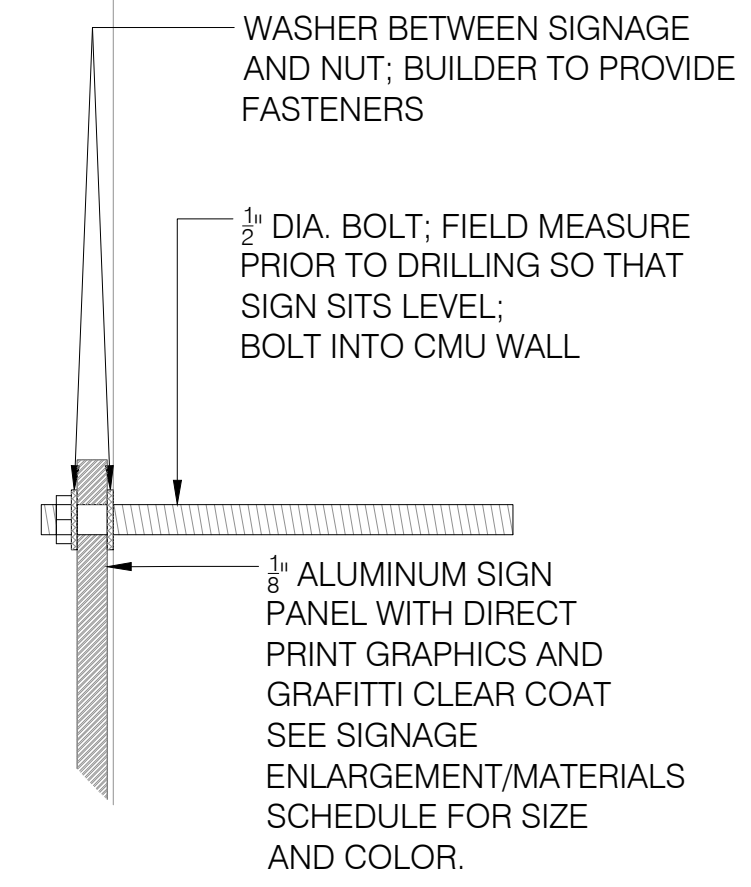
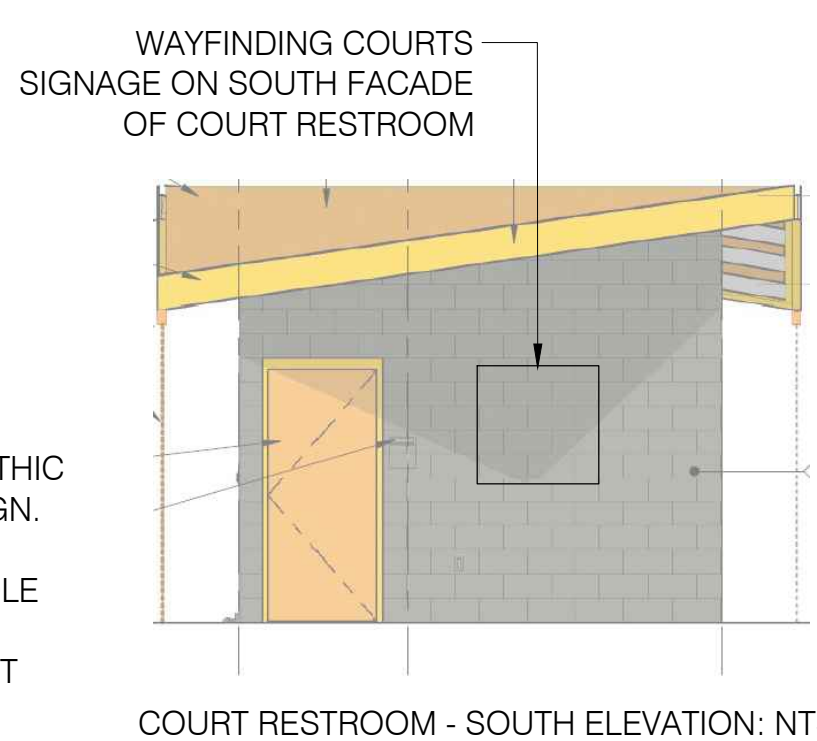
.25" MARGIN FROM BORDER

3'-6" FROM FINISH FLOOR

1/8" ALUMINUM SIGN PANEL WITH DIRECT PRINT GRAPHICS AND GRAFITTI CLEAR COAT SEE SIGNAGE ENLARGEMENT/MATERIALS SCHEDULE FOR SIZE AND COLOR.



- NOTES:
1. FABRICATE SIGN FROM 1/8" ALUMINUM. SIGN TO BE WHITE BACKGROUND WITH BLUE TEXT
 2. TEMPORARY TEXT TO BE MIN. 2" HIGH, FONT TYPE = FRANKLIN GOTHIC OR OTHER AS APPROVED BY TOWN OF GILBERT, CENTERED ON SIGN. COLOR: BLACK
 3. SECURE SIGN TO POST USING MOUNTING BRACKETS. ADJUST HOLE LOCATIONS EQUALLY AS NEEDED.
 4. DIMENSION OF TEMPORARY SIGN TO ACCOMMODATE LEGIBLE TEXT SIZE PER PEDESTRIAN & VEHICULAR SIGNAGE REGULATION.



TOWN OF GILBERT GILBERT REGIONAL PARK MASTER SIGN PLAN

DATE:
06/02/2020

DRAWING:
EXHIBIT 5
MASTER SIGN
PLAN DETAILS
SHEET

MSP501



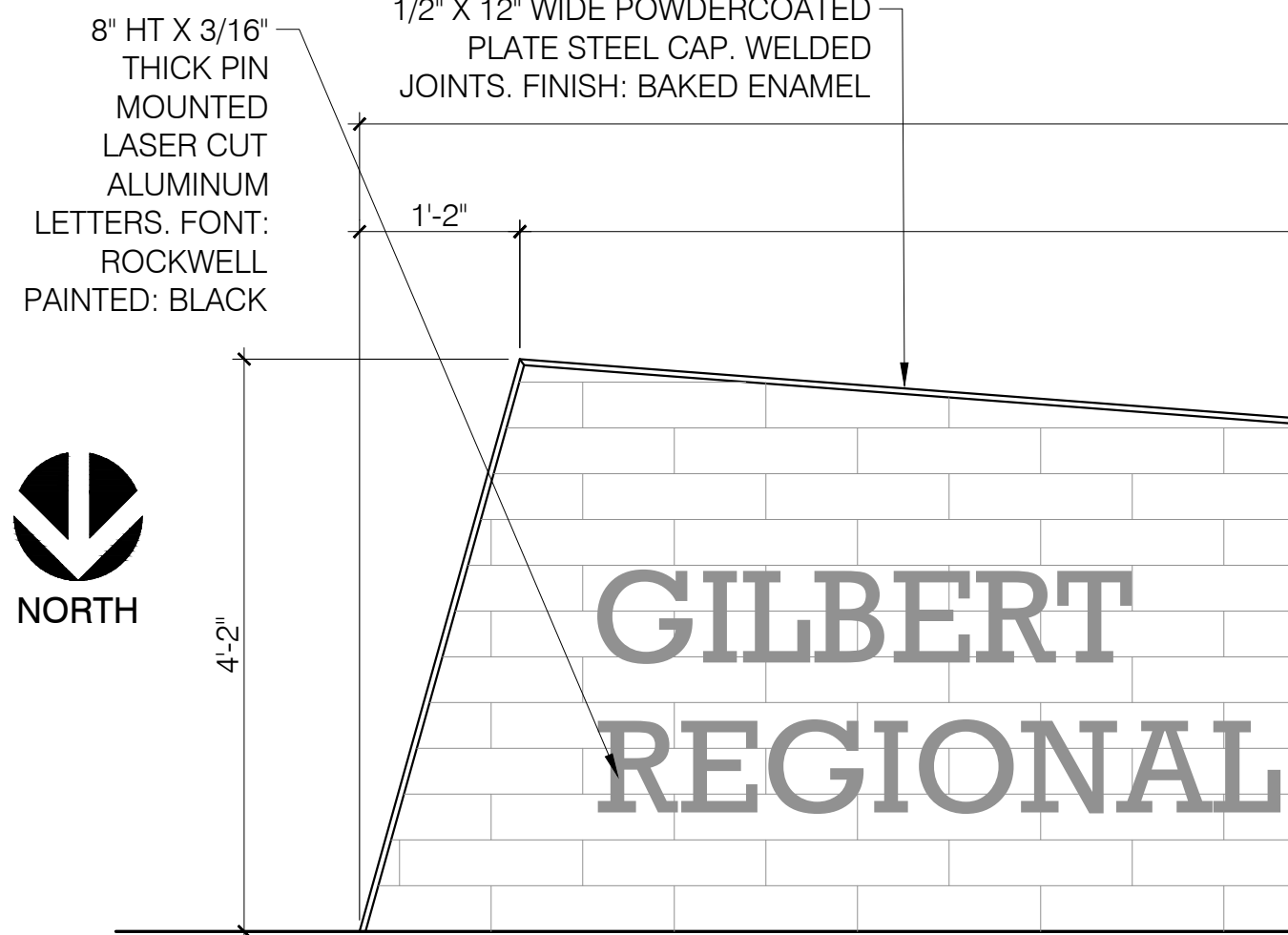
1

WAYFINDING COURTS SIGNAGE

3/4" = 1'-0"

P-GRP1B-109

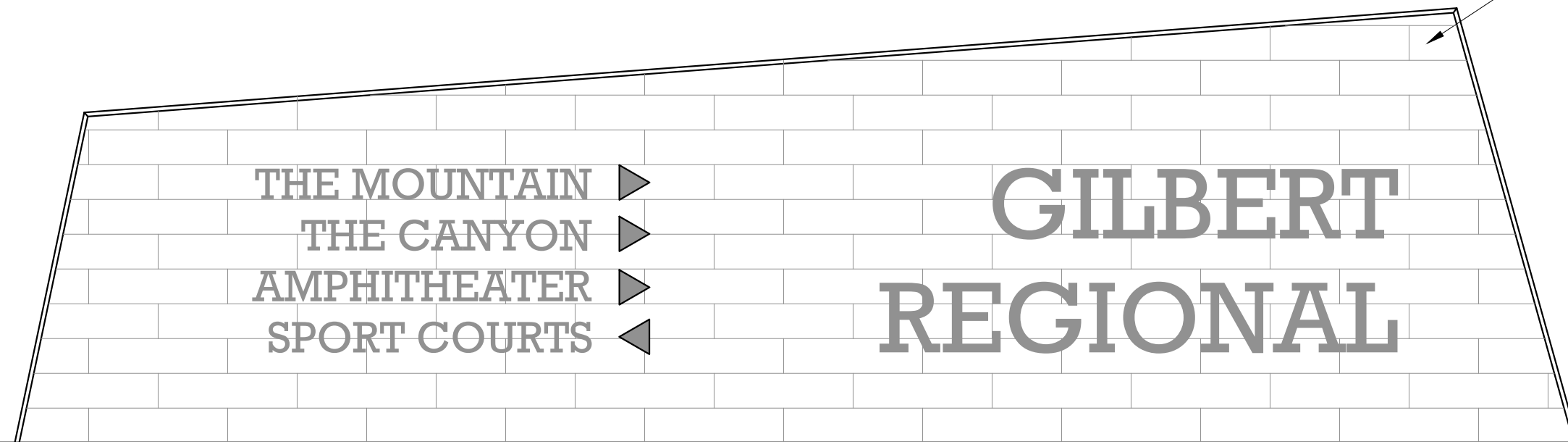
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LARGE INTERNAL PARK DIRECTORY: NORTH FACING SIDE

4" X 8" X 16" CMU BLOCK, RUNNING BOND PATTERN

BLOCK COLOR & PATTERN; REF. IMAGE 2 ON MSP507



LARGE INTERNAL PARK DIRECTORY: SOUTH FACING SIDE

DATE:
06/02/2020

DRAWING:
EXHIBIT 5
MASTER SIGN
PLAN DETAILS
SHEET

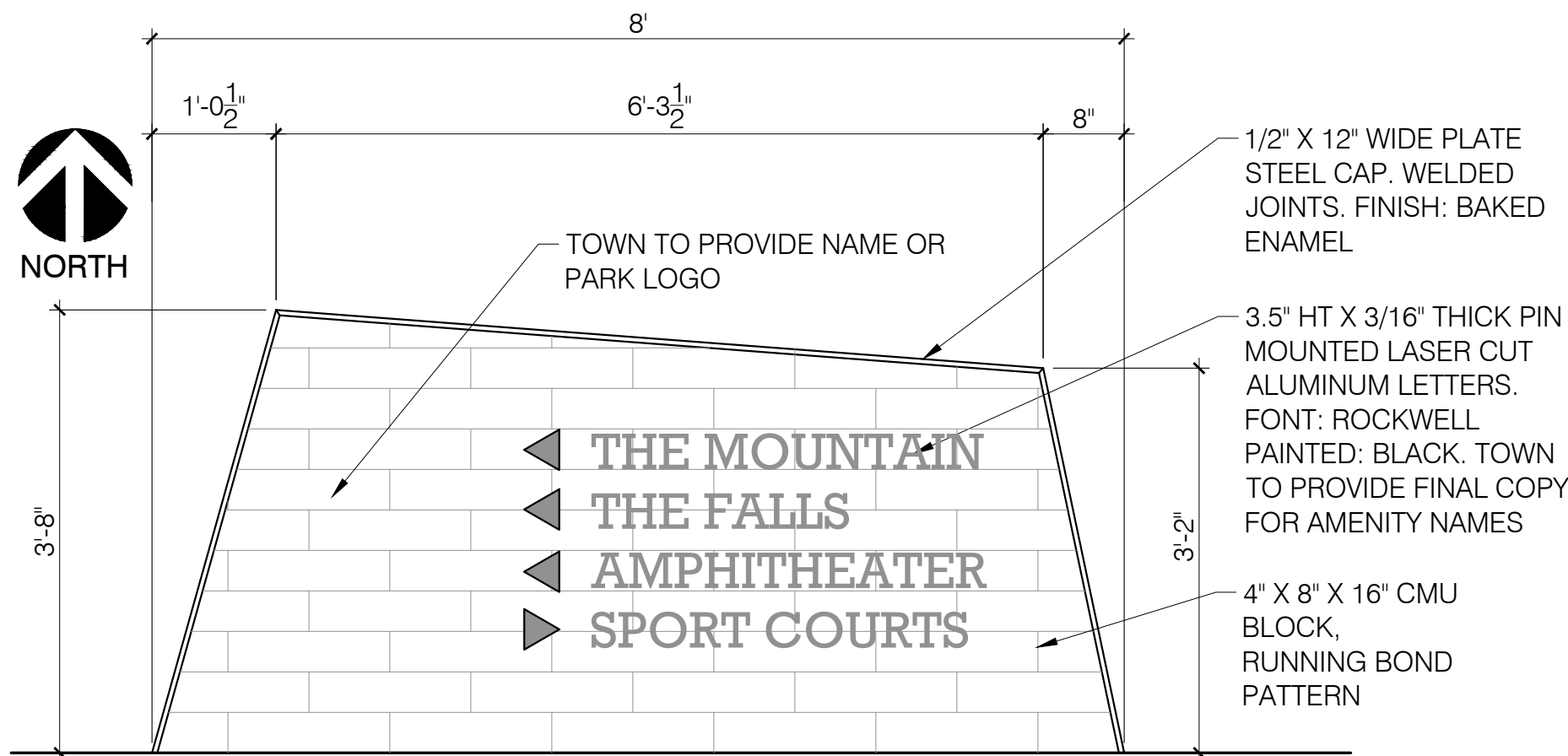
MSP503

TOWN OF GILBERT
GILBERT REGIONAL PARK
MASTER SIGN PLAN

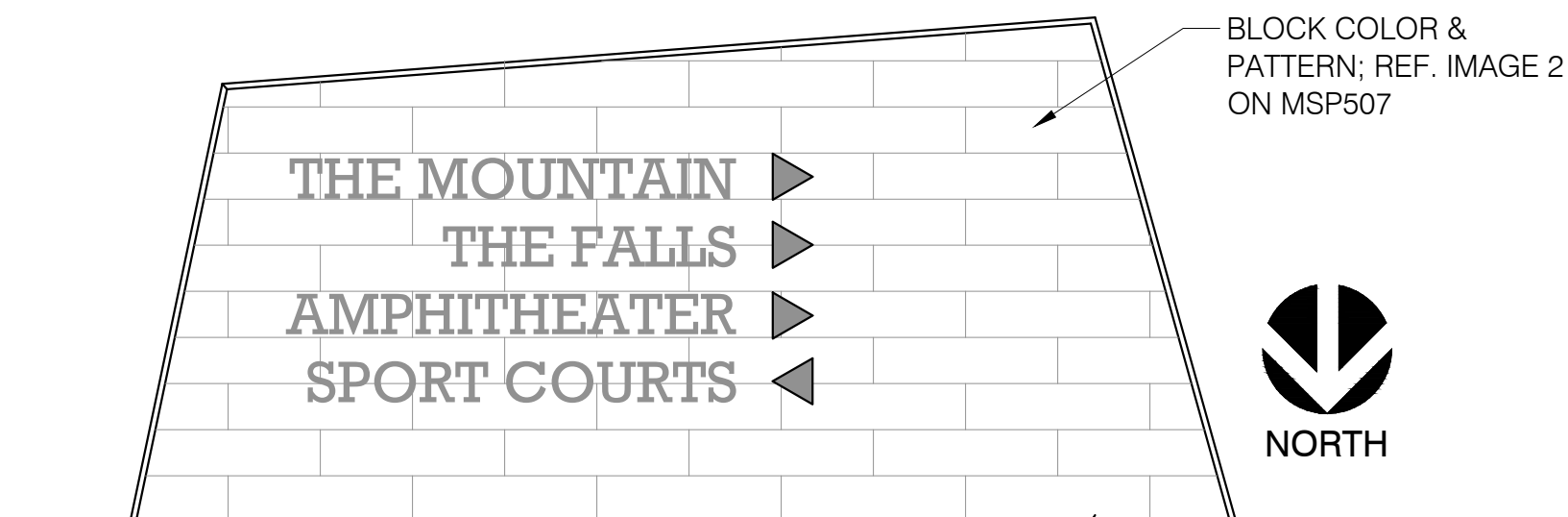
DATE:
06/02/2020

DRAWING:
EXHIBIT 5
MASTER SIGN
PLAN DETAILS
SHEET

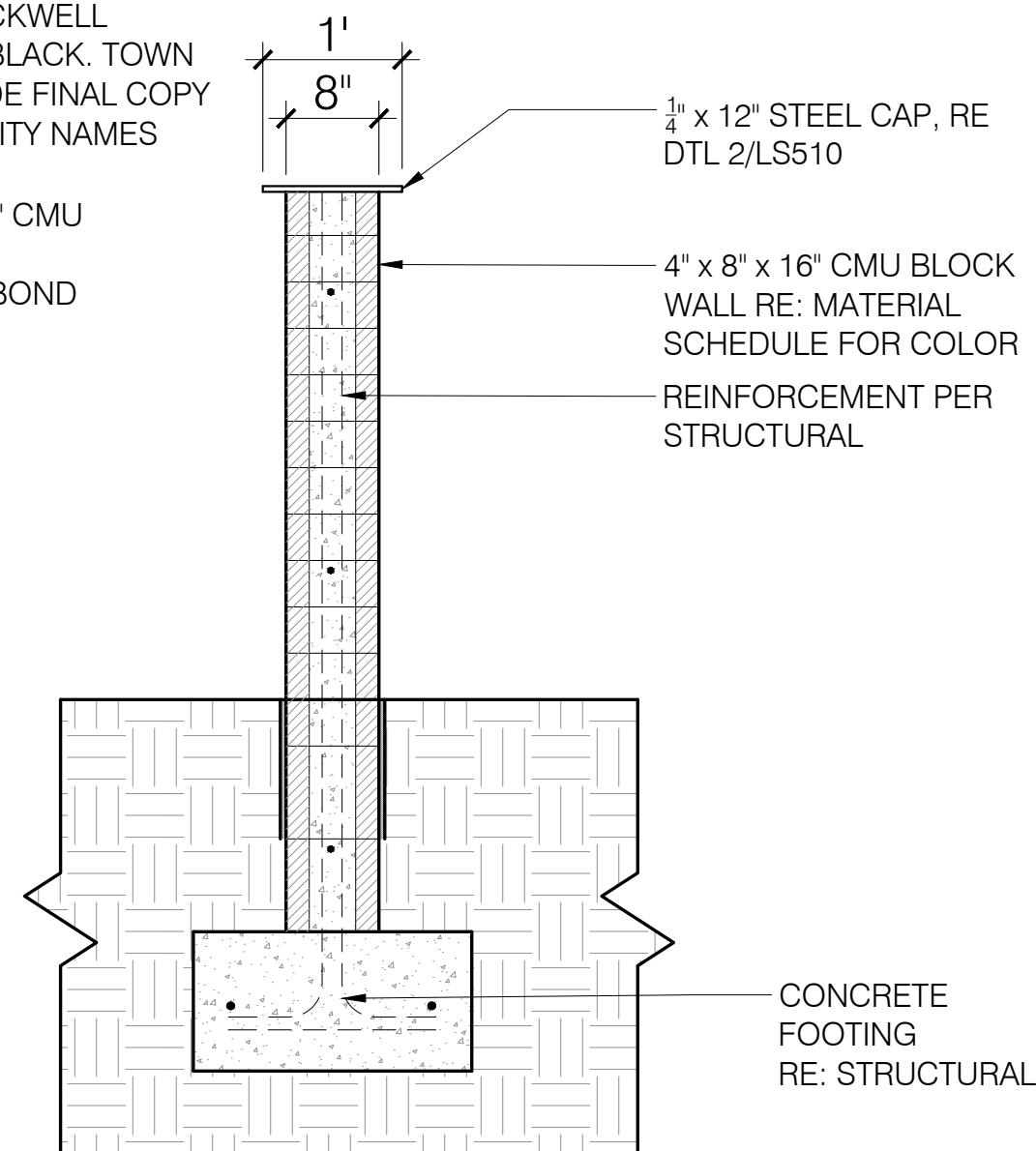
MSP504



'SMALL INTERNAL PARK DIRECTORY : SOUTH-FACING SIDE



SMALL INTERNAL PARK DIRECTORY: NORTH FACING SIDE

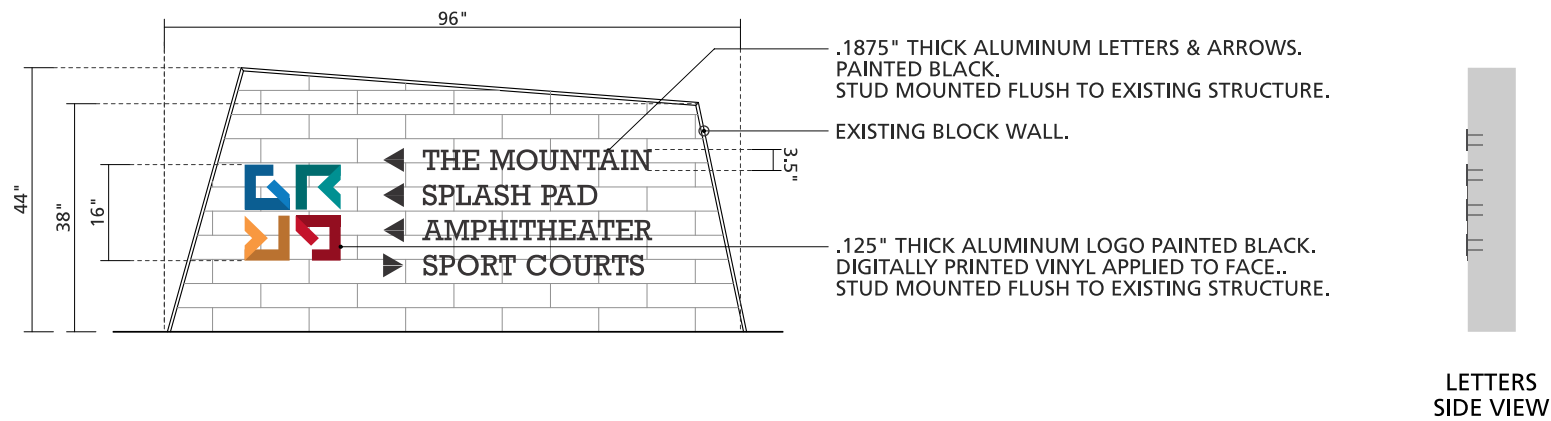


WALL SECTION

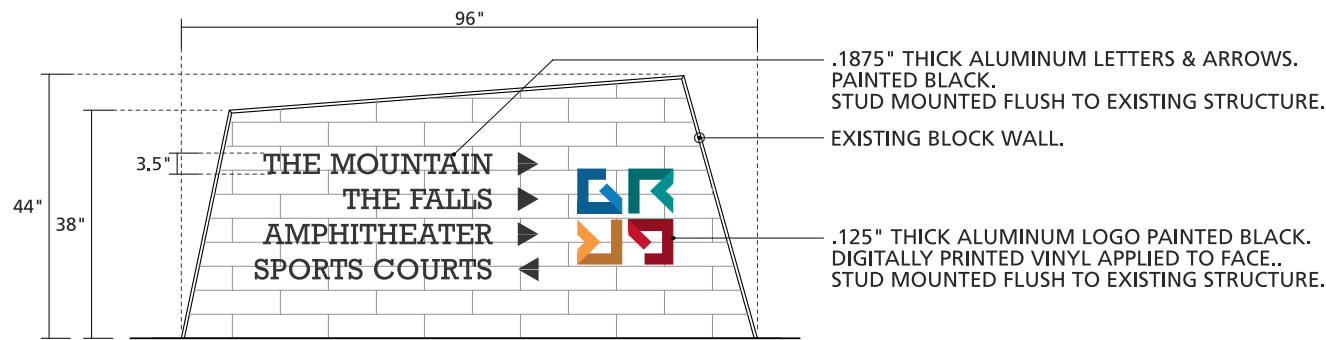
1 SMALL INTERNAL PARK DIRECTORY

3/4" = 1'-0"

FRONT



BACK



SMALL DIRECTIONAL
scale: .375" = 1'-0"

All specified details on these drawings are subject to change due to the availability of materials and/or changes in the method of fabrication. Airpark signs & graphics will do their best to maintain the designs intent of these drawings at all times. If the owner or owners' s representative wishes to receive detail drawings on all changes during the fabrication process, airpark signs & graphics must be Advised in writing prior to the start of fabrication. This is an original unpublished drawing created by airpark signs and graphics. It is submitted for your personal use in connection with a proposed project being planned for you by airpark signs and graphics. It is not to be reproduced, copied, photographed, exhibited or used in any fashion without expressed written approval of airpark signs and graphics.

MSP 505

PLAN VIEW

43' 28' 10'-8" 4'-4" 6'-8" 10'-2" 3'-6" 8" 14'-10 1/2" 14'-10" 26'-10" 3005 135° 123° 94° 61° 150° 149° 62°

1" PLATE STEEL 'CAP', RE: DETAIL 2/LS515. EXPANSION JOINT GAPS AS NEEDED; CONTRACTOR TO PROVIDE SHOP DRAWINGS.

24" HT X 3/16" THICK PIN MOUNTED LASER CUT ALUMINUM LETTERS. FONT: ROCKWELL, PAINTED: BLACK

1/4" X 24" WIDE PLATE STEEL MONUMENT. WELDED JOINTS.

4" X 8" X 16" CMU BLOCK, RUNNING BOND PATTERN

FINISH GRADE RE: PLAN FOR MATERIAL

10" HT X 3/16" THICK PIN MOUNTED LASER CUT ALUMINUM LETTERS. FONT: ROCKWELL PAINTED: BLACK

1/4" X 24" WIDE PLATE STEEL MONUMENT. WELDED JOINTS.

VANDAL PROOF FASTENERS BY MANUFACTURER TYP.

CONCRETE FOOTING, RE: STRUCTURAL FOR SIZE AND REINFORCEMENT

10" HT X 3/16" THICK PIN MOUNTED LASER CUT ALUMINUM LETTERS. FONT: ROCKWELL PAINTED: BLACK

1/4" X 24" WIDE PLATE STEEL MONUMENT. WELDED JOINTS.

4" X 8" X 16" CMU BLOCK, RUNNING BOND PATTERN

VOID

139° 123° 94° 135° 124° 25'-8" 7'-2" 7'-2 1/2" 1'-4" 3" 3" 1'-4" 3" 10'-11" 10'-2" 6'-8" 3'-6" 1'-4" 3" 14'-4 1/2" 14'-10 1/2" 14'-10" 26'-10" 3005 135° 123° 94° 61° 150° 149° 62°

VANDAL PROOF FASTENERS BY MANUFACTURER TYP.

CONCRETE FOOTING RE: STRUCTURAL DRAWINGS

1/2" THICK PLATE STEEL MONUMENT. WELDED ONTO 1/2" THICK PLATE STEEL AND BOLTED ONTO CONCRETE FOOTER TYP.

1/4" X 12" STEEL CAP, RE DTL 2/LS510

4" X 8" X 16" CMU BLOCK WALL RE: MATERIAL SCHEDULE FOR COLOR

REINFORCEMENT PER STRUCTURAL

CONCRETE FOOTING RE: STRUCTURAL

ENTRY MONUMENT

1

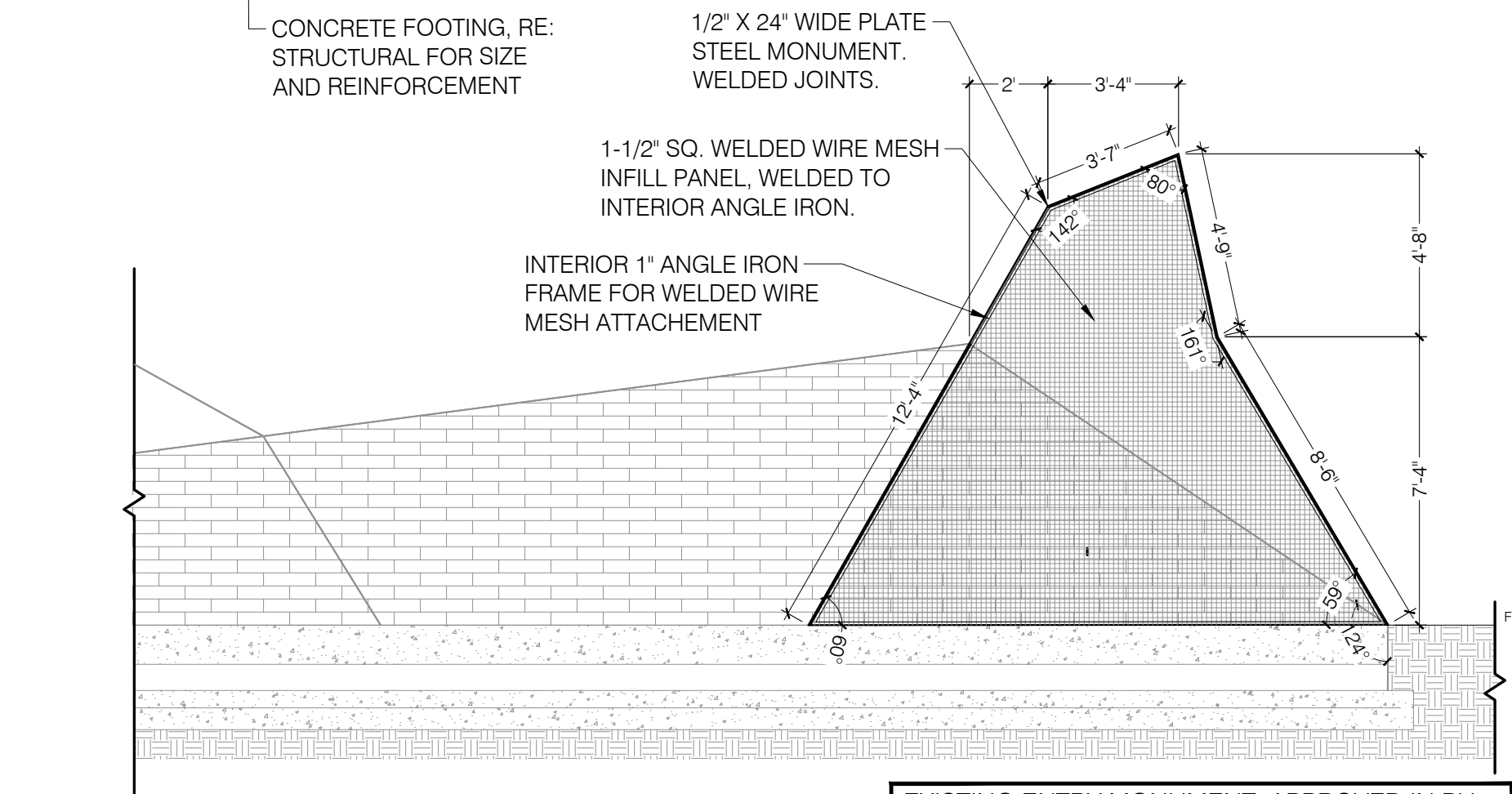
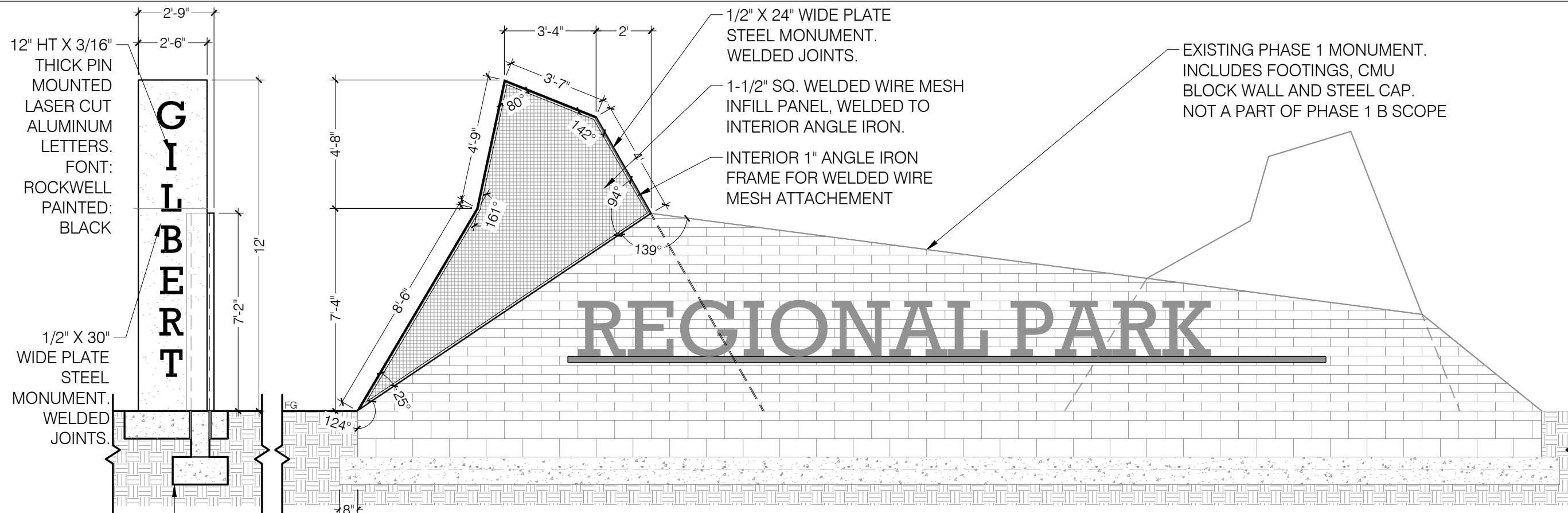
$$3/16'' = 1'-0'$$

TOWN OF GILBERT
GILBERT REGIONAL PARK
MASTER SIGN PLAN

DATE:
06/02/2020

DRAWING:
EXHIBIT 5
MASTER SIGN
PLAN DETAILS
SHEET

MSP506



P:\2017\GILBERT REGIONAL PARK\04CAD\4.1SHEETS\MASTER SIGN PLAN SHEETS\16098_GILBERT MASTER SIGN PLAN.DWG Plotted by: VINCENT CHUNG on 6/2/2020 2:41:07 PM



- 4" x 16" x 8" SUPERLITE CMU BLOCK IN 'BONE'
- 4" x 16" x 8" SUPERLITE CMU BLOCK IN 'PEBBLE BEACH'
- 4" x 16" x 8" SUPERLITE CMU BLOCK IN 'HOPI SANDSTONE'
- 4" x 16" x 8" SUPERLITE CMU BLOCK IN 'SUPERSTITION'

EXISTING ENTRY MONUMENT, APPROVED IN PH1.
ALL FORM AND MATERIALS ON SMALLER INTERNAL
SIGNS TO MATCH MAIN MONUMENT SIGN



TOWN OF GILBERT
GILBERT REGIONAL PARK
MASTER SIGN PLAN

1

WAYFINDING SIGNAGE BLOCK COLORS AND FINISHES

NTS

DETAIL-FILE



COURT WAYFINDING
GRAPHIC FOR
WALL MOUNTED SIGN.
REF. DTL1 ON MSP502

2

COURTS WAYFINDING GRAPHIC - WALL MOUNTED

NTS

DETAIL-FILE

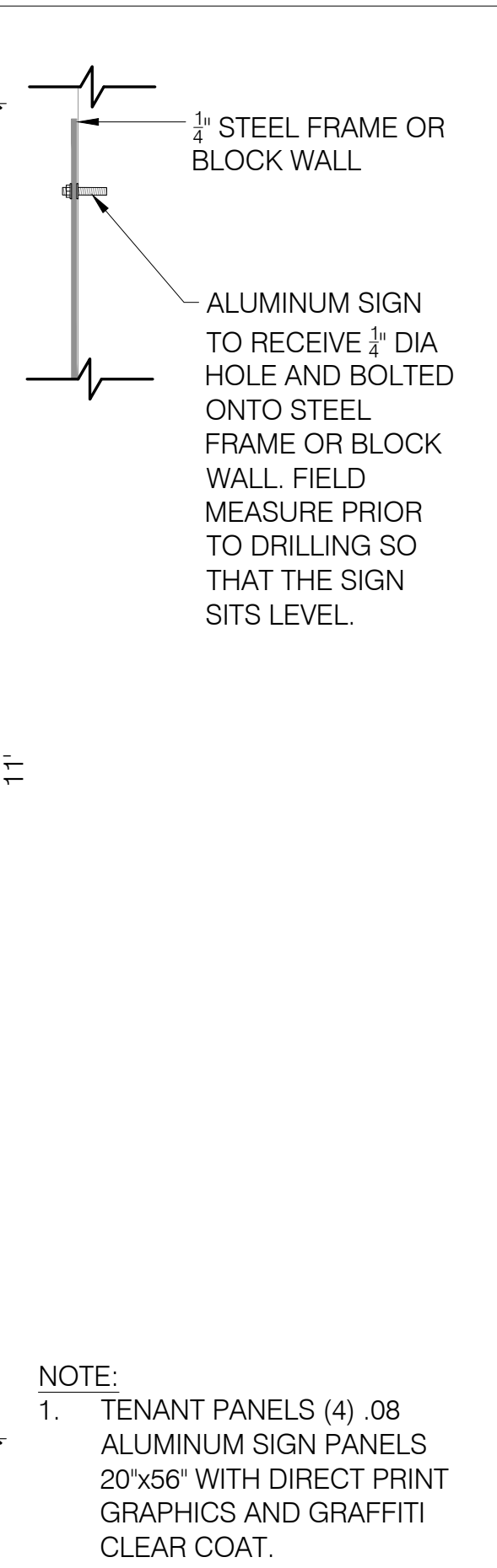
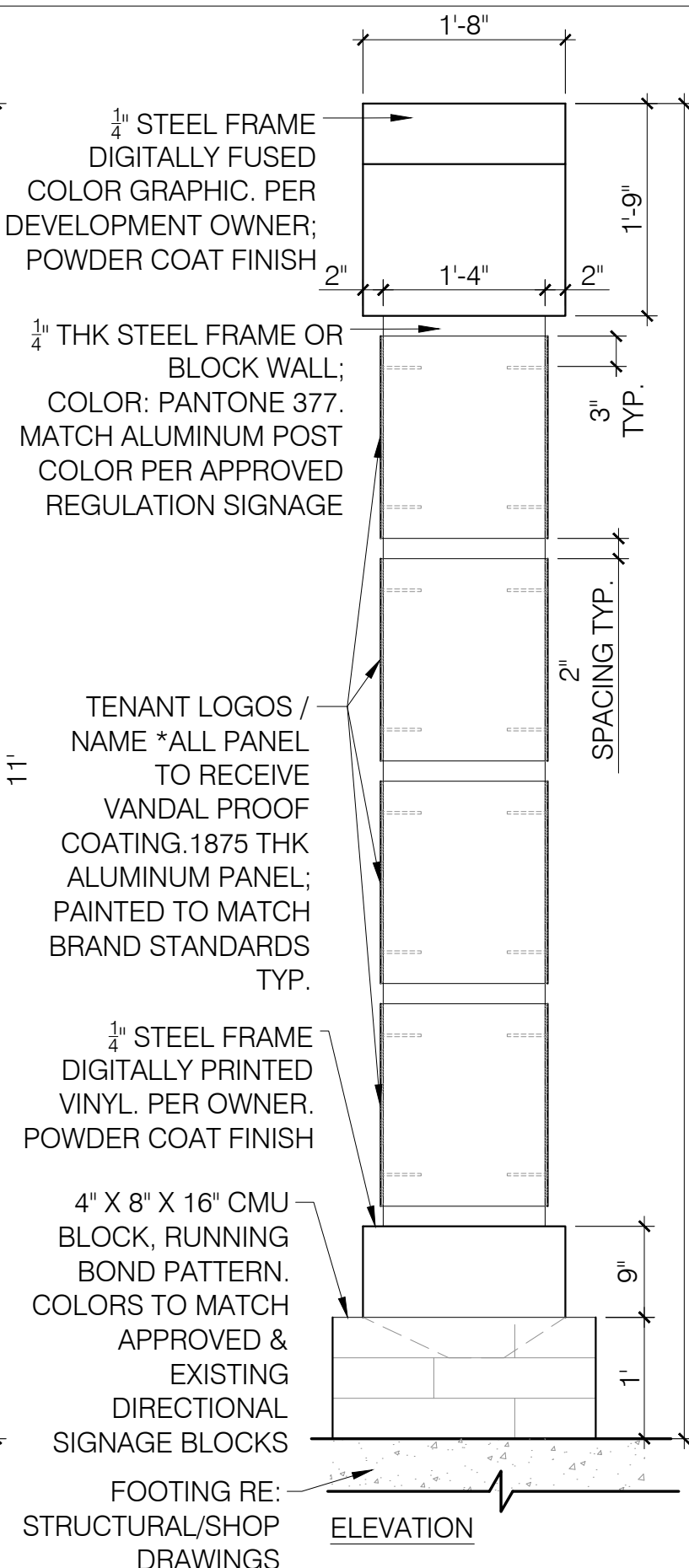
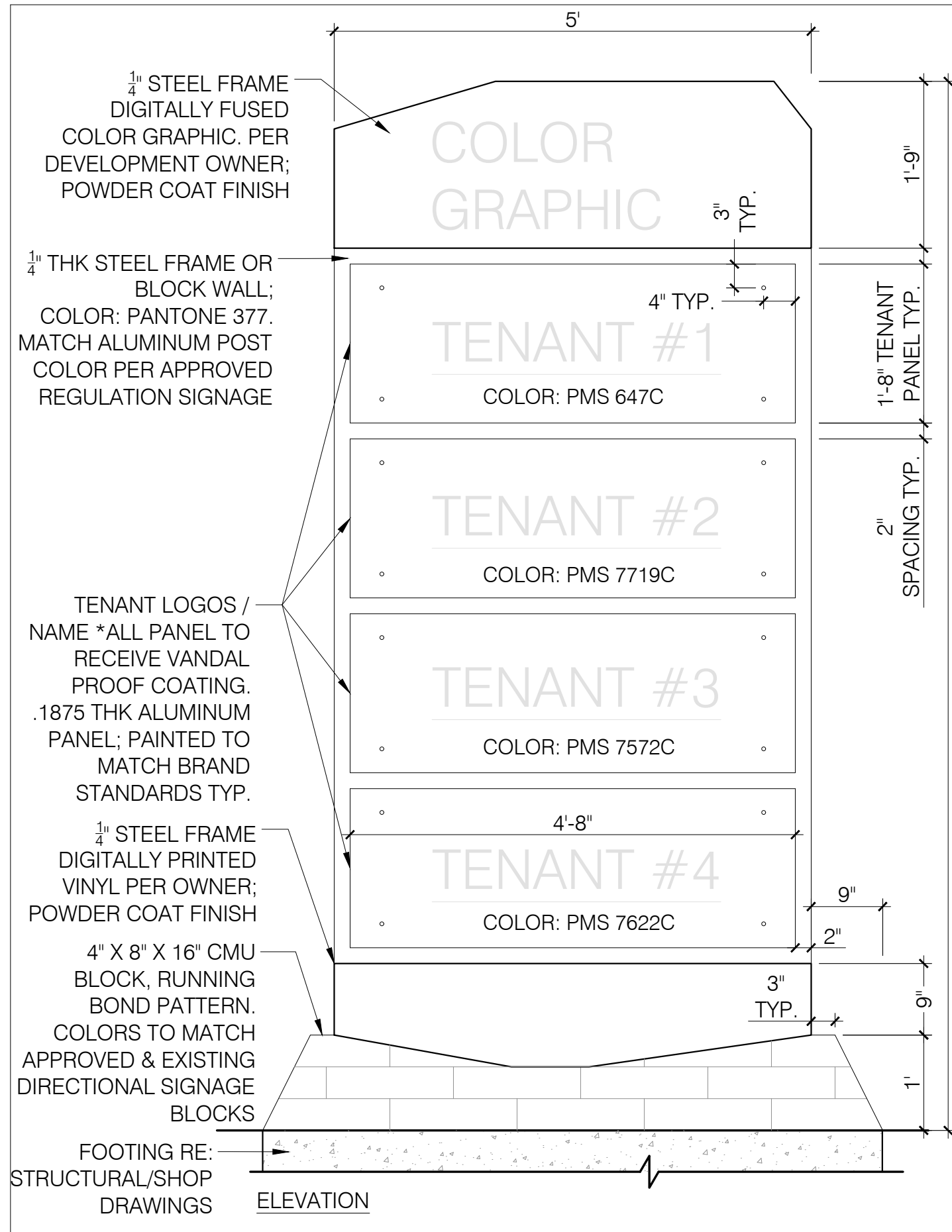
DATE:
06/02/2020

DRAWING:
EXHIBIT 5
MASTER SIGN
PLAN DETAILS
SHEET

MSP507



P:\2017\GILBERT REGIONAL PARK\04CAD\4.1SHEETS\MASTER SIGN PLAN\DWG Plotted by: VINCENT CHUNG on 6/2/2020 2:00:51 PM



NOTE:
1. TENANT PANELS (4) .08 ALUMINUM SIGN PANELS 20"x56" WITH DIRECT PRINT GRAPHICS AND GRAFFITI CLEAR COAT.



TOWN OF GILBERT
GILBERT REGIONAL PARK
MASTER SIGN PLAN

DATE:
06/02/2020

DRAWING:
EXHIBIT 5
MASTER SIGN PLAN
P3 DEV. ELEVATIONS
SHEET

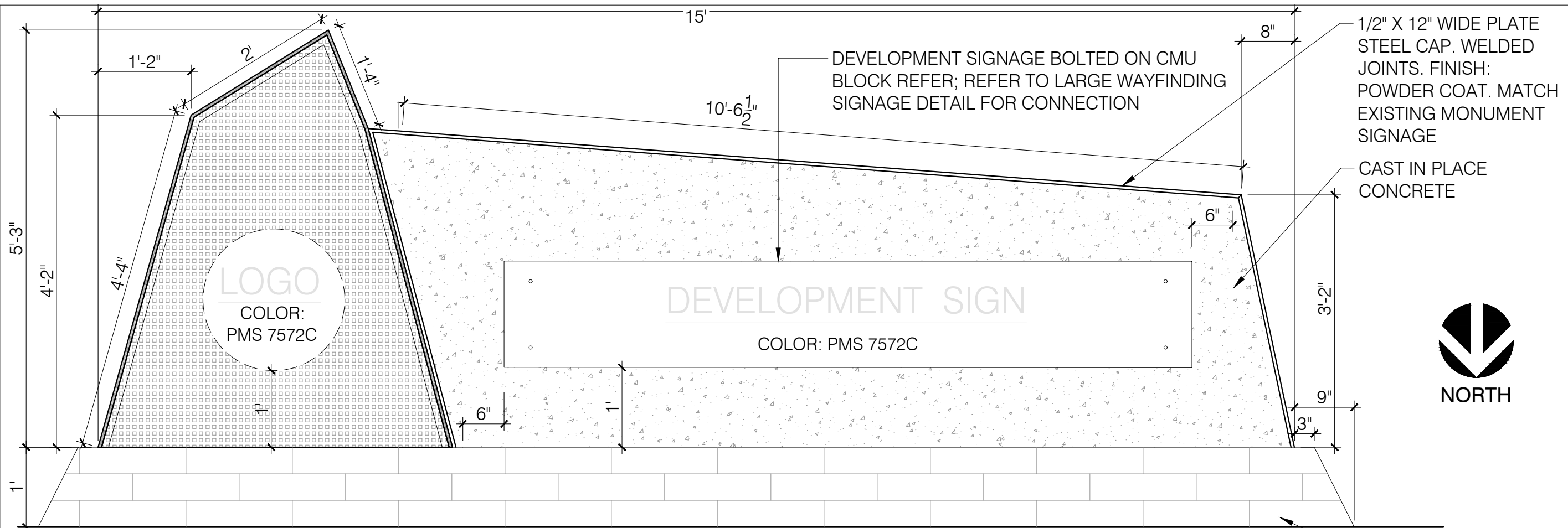
MSP508



DRAWING:
EXHIBIT 5
MASTER SIGN PLAN
P3 DEV. ELEVATIONS
SHEET


$$3/4'' = 1'-0''$$

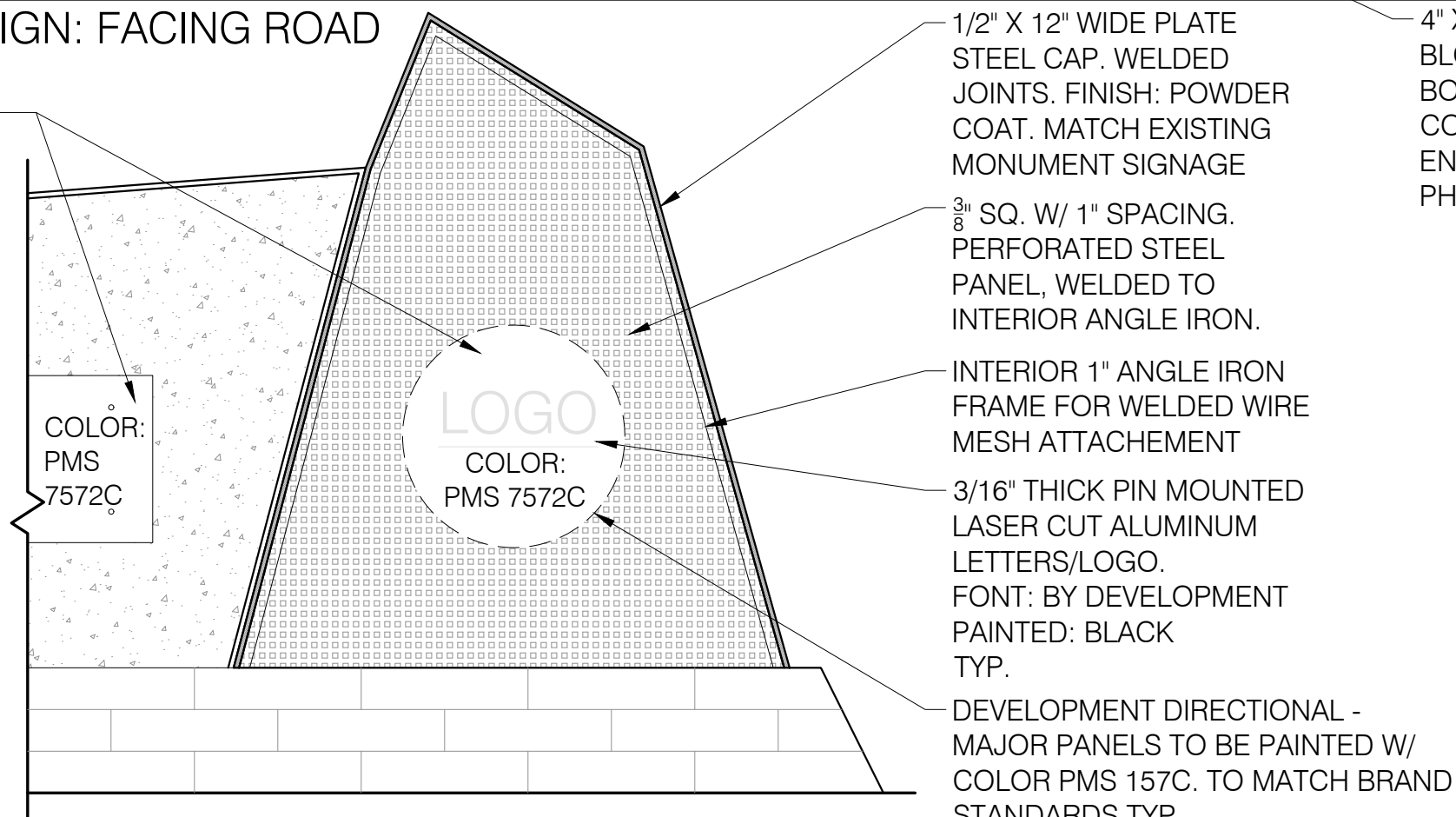
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DEVELOPMENT ENTRY SIGN: FACING ROAD

TENANT LOGO SHAPE AND SIZE TO BE DETERMINED BY OWNER / FUTURE DEVELOPMENT. TENANT LOGOS / NAME *ALL PANEL TO RECEIVE VANDAL PROOF COATING. .1875 THK ALUMINUM PANEL; PAINTED TO MATCH BRAND STANDARDS. TYP.

DEVELOPMENT ENTRY SIGN: FACING PROPERTY



- 1/2" X 12" WIDE PLATE STEEL CAP. WELDED JOINTS. FINISH: POWDER COAT. MATCH EXISTING MONUMENT SIGNAGE
- 3/8" SQ. W/ 1" SPACING. PERFORATED STEEL PANEL, WELDED TO INTERIOR ANGLE IRON.
- INTERIOR 1" ANGLE IRON FRAME FOR WELDED WIRE MESH ATTACHEMENT
- 3/16" THICK PIN MOUNTED LASER CUT ALUMINUM LETTERS/LOGO. FONT: BY DEVELOPMENT PAINTED: BLACK TYP.
- DEVELOPMENT DIRECTIONAL - MAJOR PANELS TO BE PAINTED W/ COLOR PMS 157C. TO MATCH BRAND STANDARDS TYP.



TOWN OF GILBERT
GILBERT REGIONAL PARK
MASTER SIGN PLAN

DATE:
06/02/2020

DRAWING:
EXHIBIT 5
MASTER SIGN PLAN
P3 DEV. ELEVATIONS
SHEET

MSP509



P-GRP1B-128

1

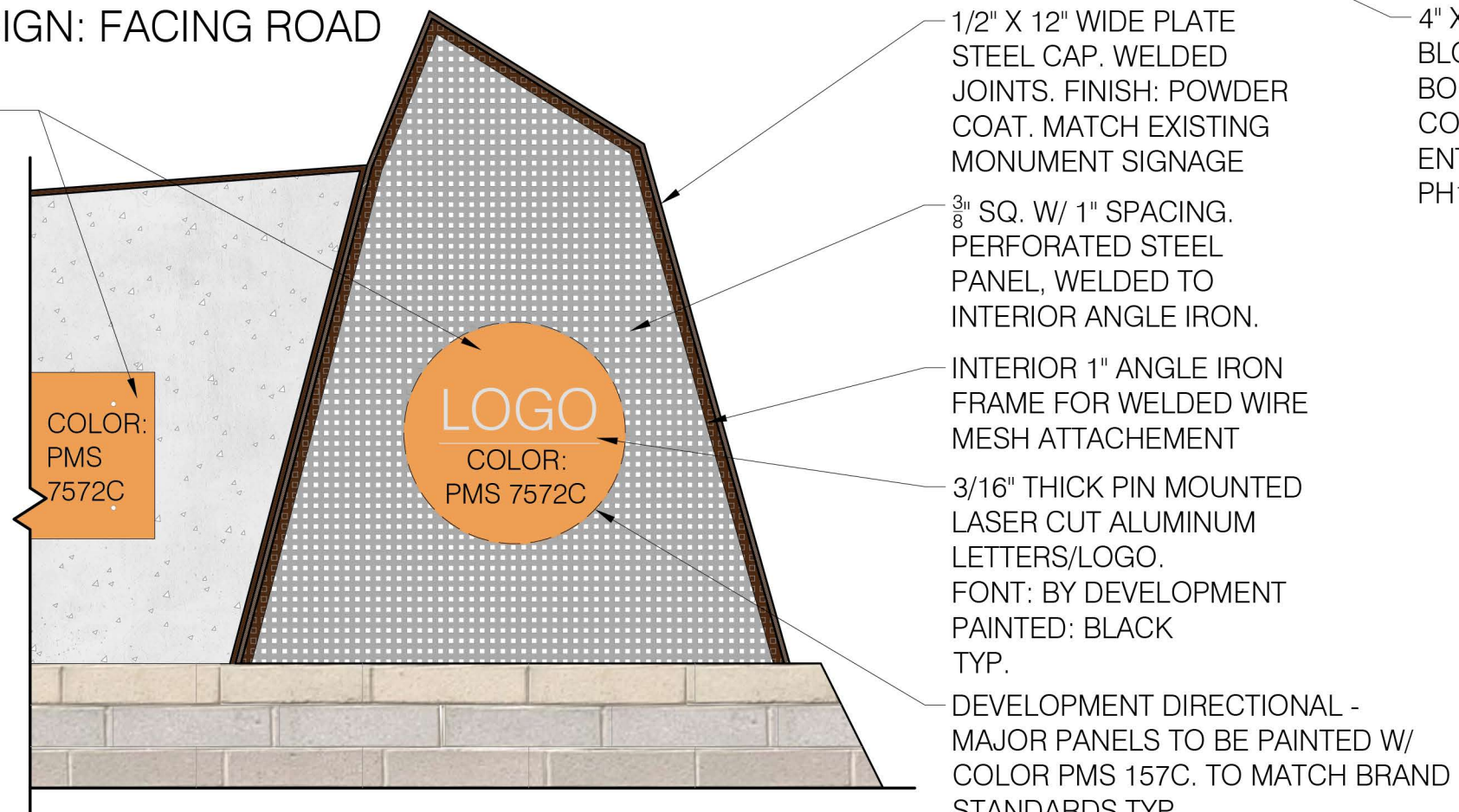
DEVELOPMENT ENTRY SIGN

3/4" = 1'-0"

MSP509



DEVELOPMENT ENTRY SIGN:
FACING PROPERTY



COLOR:
PMS
7572C

LOGO
COLOR:
PMS 7572C

DEVELOPMENT DIRECTIONAL -
MAJOR PANELS TO BE PAINTED W/
COLOR PMS 157C. TO MATCH BRAND
STANDARDS TYP.



NORTH

— 4" X 8" X 16" CMU
BLOCK, RUNNING
BOND PATTERN;
COLOR TO MATCH
ENTRY MONUMENT ON
PH1



15'

1'-2"

13'-2"

8"

1'

$\frac{1}{4}$ " THK x 4'-8 $\frac{1}{4}$ " x 10 $\frac{1}{4}$ " SOLID PANELS WELDED ONTO $\frac{1}{4}$ " SQ WIRE MESH INFILL PANEL. REFER TO DEVELOPMENT DIRECTIONAL - MINOR FOR CONNECTIONS

1/2" X 12" WIDE PLATE STEEL CAP. WELDED JOINTS. FINISH: POWDER COATED. MATCH EXISTING MONUMENT SIGNAGE

4'-2"

2"

3 $\frac{1}{2}$ "

TENANT #1

COLOR: PMS 647C

TENANT #2

COLOR: PMS 7719C

TENANT #3

COLOR: PMS 7572C

TENANT #4

COLOR: PMS 7622C

3'-2"

SIGNAGE TO BE LIT INSIDE BETWEEN INFILL PANELS; LIGHTING BY ELETRICAL ENGINEER

DEVELOPMENT DIRECTIONAL - MAJOR: FACING ROAD

$\frac{3}{8}$ " SQ. W/ 1" SPACING. PERFORATED STEEL PANEL, WELDED TO INTERIOR ANGLE IRON.

TENANT #2

COLOR: PMS 7719C

TENANT #1

COLOR: PMS 647C

TENANT #4

COLOR: PMS 7622C

TENANT #3

COLOR: PMS 7572C

4" X 8" X 16" CMU BLOCK, RUNNING BOND PATTERN; COLOR TO MATCH ENTRY MONUMENT ON PH1



DEVELOPMENT DIRECTIONAL - MAJOR: FACING PROPERTY

TENANT LOGOS / NAME *ALL PANEL TO RECEIVE VANDAL PROOF COATING. .1875 THK ALUMINUM PANEL; PAINTED TO MATCH BRAND STANDARDS. TYP.

DEVELOPMENT DIRECTIONAL - MAJOR

1

3/4" = 1'-0"

P-GRP1B-124



TOWN OF GILBERT
GILBERT REGIONAL PARK
MASTER SIGN PLAN

DATE:
06/02/2020

DRAWING:
EXHIBIT 5
MASTER SIGN PLAN
P3 DEV. ELEVATIONS
SHEET

MSP510





NORTH

15'

13'-2"

1'-2"

1'

8"

1/2" X 12" WIDE PLATE
STEEL CAP. WELDED
JOINTS. FINISH:
POWDER COATED.
MATCH EXISTING
MONUMENT SIGNAGE

1/4" THK x 4'-8 1/4" x 10 1/4" SOLID PANELS WELDED
ONTO 1/4" SQ WIRE MESH INFILL PANEL. REFER
TO DEVELOPMENT DIRECTIONAL - MINOR FOR
CONNECTIONS

5"

1 1/2"

3'-2"

SIGNAGE TO BE LIT
INSIDE BETWEEN INFILL
PANELS; LIGHTING BY
ELETRICAL ENGINEER

TENANT #1
COLOR: PMS 647C

TENANT #2
COLOR: PMS 7719C

TENANT #3
COLOR: PMS 7572C

TENANT #4
COLOR: PMS 7622C

4'-8"

1 1/2"

2"

9"

3 1/2"

1"

4'-2"

DEVELOPMENT DIRECTIONAL - MAJOR: FACING ROAD

3/8" SQ. W/ 1" SPACING.
PERFORATED STEEL
PANEL, WELDED TO
INTERIOR ANGLE IRON.

TENANT #2
COLOR: PMS 7719C

TENANT #1
COLOR: PMS 647C

TENANT #4
COLOR: PMS 7622C

TENANT #3
COLOR: PMS 7572C

4" X 8" X 16" CMU
BLOCK, RUNNING
BOND PATTERN;
COLOR TO MATCH
ENTRY MONUMENT
ON PH1



NORTH

DEVELOPMENT DIRECTIONAL - MAJOR: FACING PROPERTY

TENANT LOGOS / NAME *ALL PANEL TO RECEIVE
VANDAL PROOF COATING. .1875 THK ALUMINUM
PANEL; PAINTED TO MATCH BRAND STANDARDS. TYP.

DEVELOPMENT DIRECTIONAL - MAJOR

1

3/4" = 1'-0"

P-GRP1B-124

DATE:
06/02/2020

DRAWING:
EXHIBIT 5
MASTER SIGN PLAN
P3 DEV. ELEVATIONS
SHEET

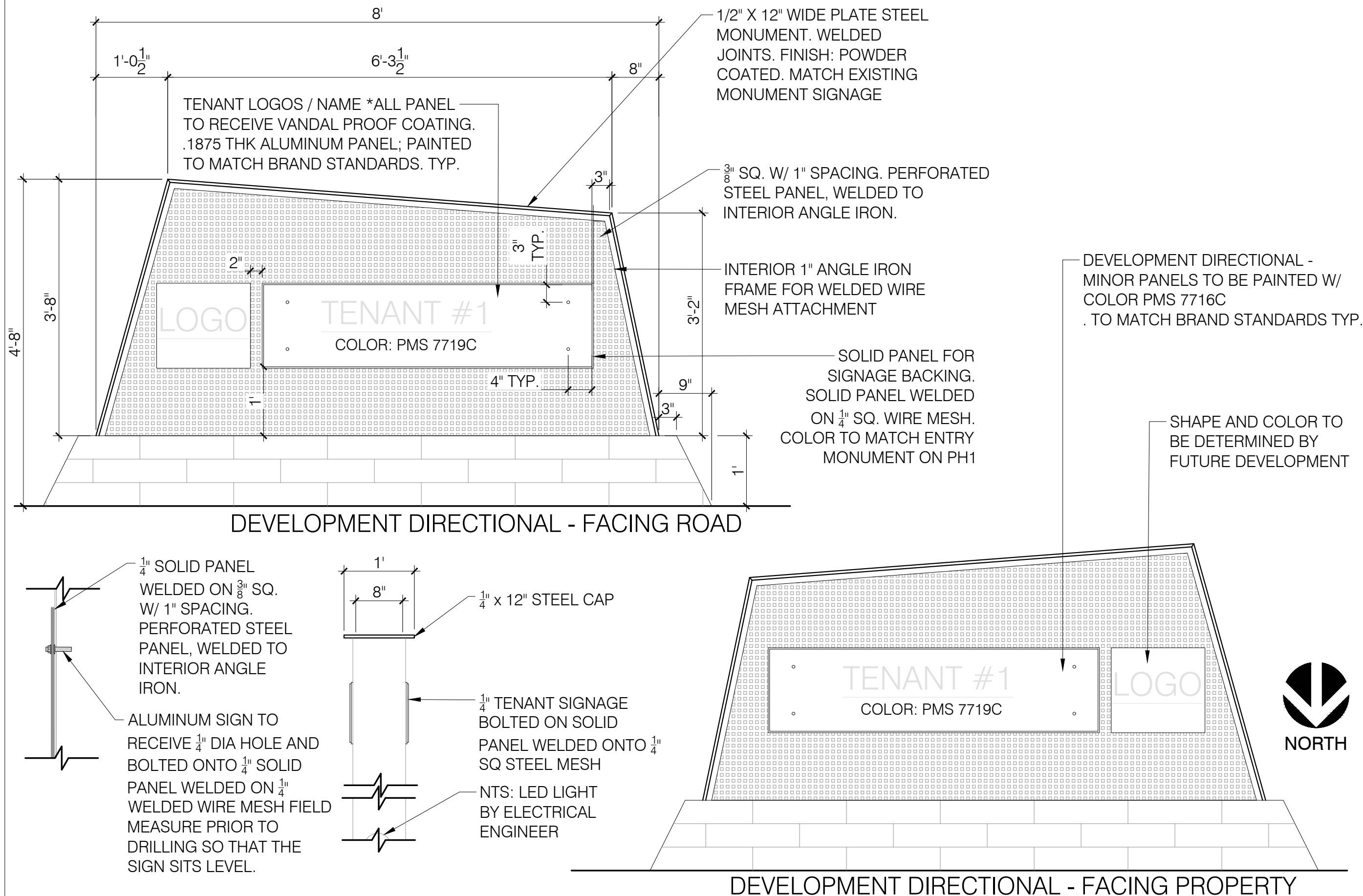
MSP510

TOWN OF GILBERT
GILBERT REGIONAL PARK
MASTER SIGN PLAN

DATE:
06/02/2020

DRAWING:
EXHIBIT 5
MASTER SIGN PLAN
P3 DEV. ELEVATIONS
SHEET

MSP511



1

DEVELOPMENT DIRECTIONAL - MINOR

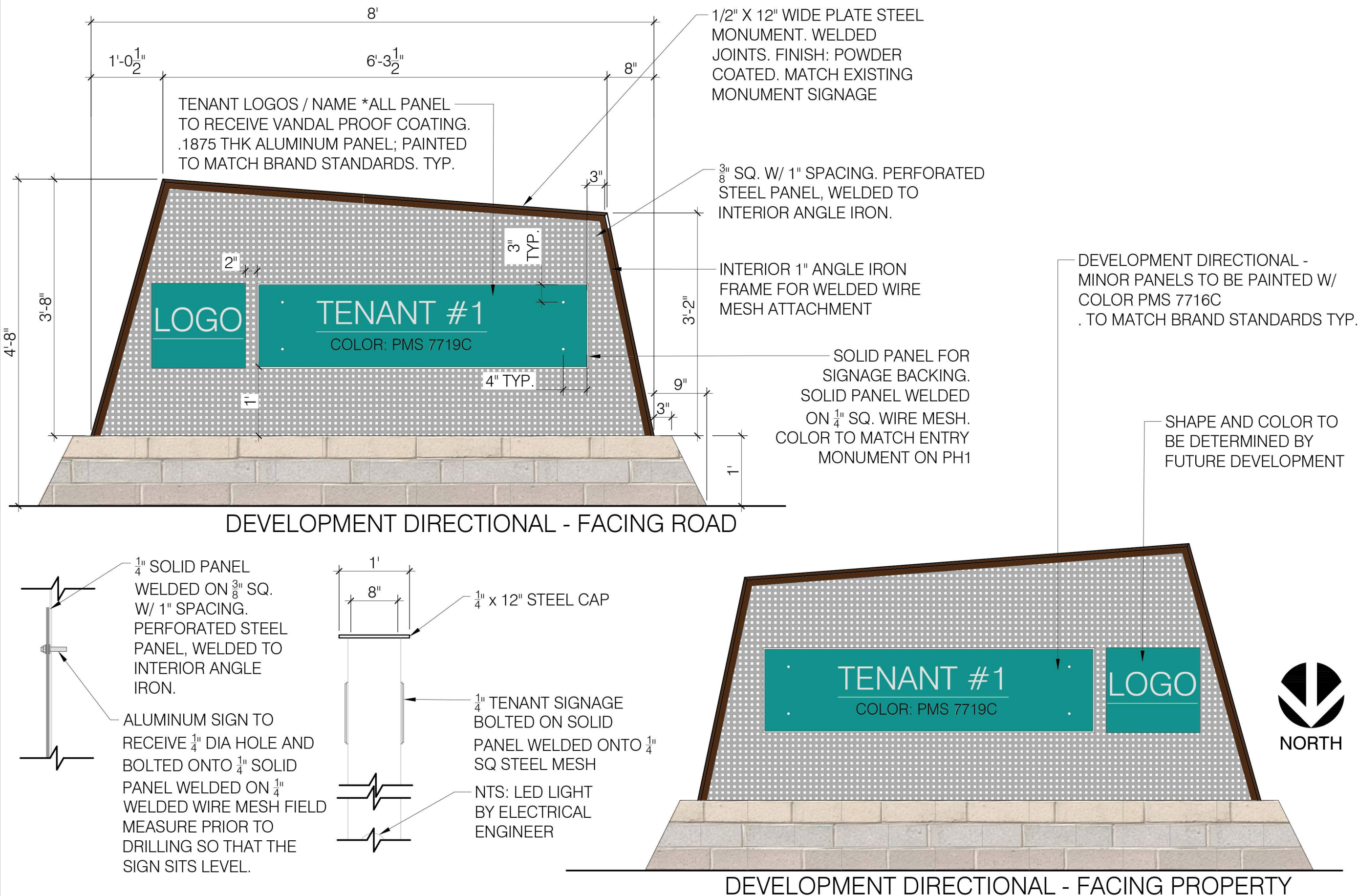
3/4" = 1'-0"

TOWN OF GILBERT
GILBERT REGIONAL PARK
MASTER SIGN PLAN

DATE:
4/23/2020

DRAWING:
EXHIBIT 5
MASTER SIGN PLAN
P3 DEV. ELEVATIONS
SHEET

MSP511



DEVELOPMENT DIRECTIONAL - MINOR

1

3/4" = 1'-0"

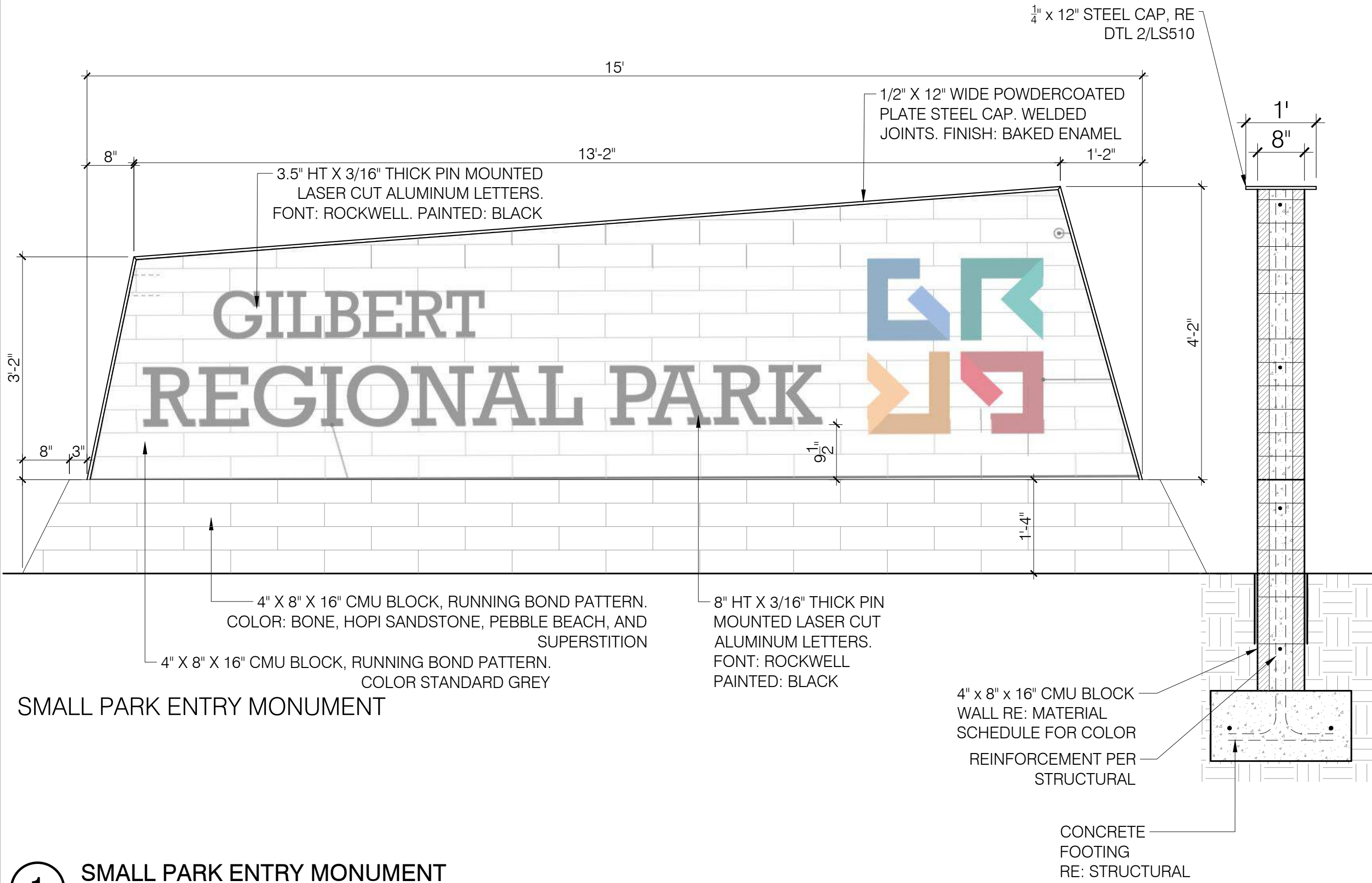
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TOWN OF GILBERT
GILBERT REGIONAL PARK
MASTER SIGN PLAN

DATE:
06/02/2020

DRAWING:
EXHIBIT 5
MASTER SIGN PLAN
P3 ELEVATIONS
SHEET

MSP512

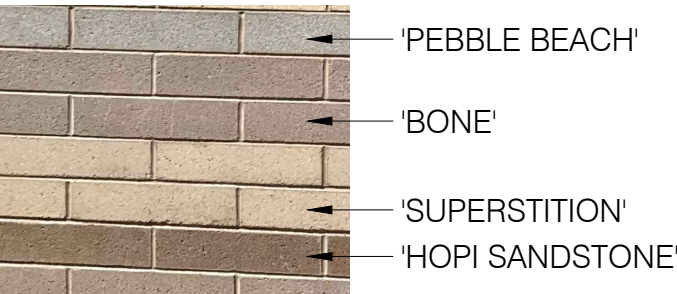


SMALL PARK ENTRY MONUMENT

1 SMALL PARK ENTRY MONUMENT
3/4" = 1'-0"

P:\2017\GILBERT REGIONAL PARK\04CAD\4.1SHEETS\MASTER SIGN PLAN.DWG Plotted by: VINCENT CHUNG on 6/4/2020 8:20:51 PM

Sign Type	Size/Dimensions	Materials	Colors	Intent/Information
ENTRY MONUMENT	12' Tall, 43' Long, 2'-9" Wide	Intergral Color CMU Block Wall, Steel Trim and Sculpture Piece, Aluminum Painted Aluminum Letters	Block: 'Bone', 'Pebble Beach', 'Hopi Sandstone', & 'Superstition'; Steel: Black; Letters: Black; See Shop Drawings for Final Approved Colors	Park Name and Visual Icon To Identify Main Entry Off Queen Creek Road
LARGE INTERNAL PARK DIRECTORY	4'-2" Tall, 15' Long, 1' Wide	Intergral Color CMU Block Wall, Steel Trim, Aluminum Painted Aluminum Letters	Block: 'Bone', 'Pebble Beach', 'Hopi Sandstone', & 'Superstition'; Steel: Black; Letters: Black; See Shop Drawings for Final Approved Colors	Park Marker to Show Park Name and Wayfinding to Park Features
SMALL INTERNAL PARK DIRECTORY (DIRECTORY)	3'-8" Tall, 8' Long, 1' Wide	Intergral Color CMU Block Wall, Steel Trim, Aluminum Painted Aluminum Letters	Block: 'Bone', 'Pebble Beach', 'Hopi Sandstone', & 'Superstition'; Steel: Black; Letters: Black; See Shop Drawings for Final Approved Colors	Park Marker to Show Park Name and Wayfinding to Park Features
COURT WAYFINDING SIGN (DIRECTORY)	36" Tall, 36" Wide, 1/8" Thick	Digitally Printed Graphic on 1/8" Aluminum Panel, Mounted to Court Restroom	Painted Aluminum: PMS 7716C, PMS 647C, & Custom Gilbert Regional Park Logo; See Shop Drawings for Final Approved Colors	Wayfinding Map of Courts to Show Court Layout and Court Numbering
PARK REGULATION SIGN	7'-10" Tall, 3'-6" Wide	Digitally Printed Graphic on 1/8" Aluminum Panel, Freestanding on Aluminum Posts	Painted Aluminum: PMS 7716C, PMS 647C, & Custom Gilbert Regional Park Logo; See Shop Drawings for Final Approved Colors	Park Name and Logo With Park Rules and Information; Copy Provided by Town
Sign Type	Size/Dimensions	Materials	Colors	Intent/Information
DEVELOPMENT ICON MARKER SIGN (TENANT MONUMENT SIGN)	11' Tall, 5' Wide, 1'-8" Thick on 2' x 7' Base (Structural Base TBD)	Intergral Color CMU Block Base, Use Existing and Approved Superlite CMU Block Colors . (Bone, Pebble Beach, Hopi Sandstone, Superstition) Powdercoated Aluminum Tower (Structural Framing TBD), Color Development Graphics, and Aluminum Painted Tenant ID Sign Panels	Block Base: 'Superstition, Pebble Beach, and Bone'; Aluminum Tower, Tenant Panel 1: PMS 647C, Tenant Panel 2: PMS 7719C, Tenant Panel 3: PMS 7572C, Tenant Panel 4: PMS 7622C; Development Graphic and Tenant Sign Panels TBD; See Shop Drawings for Final Approved Colors	Development Name and Visual Icon To Mark Corner of Private Development and Identify Tenants
DEVELOPMENT ENTRY SIGN (MONUMENT SIGN)	4'-2" Tall, 15' Long, 1' Wide	Intergral Color CMU Block Base, Use Existing and Approved Superlite CMU Block Colors . (Bone, Pebble Beach, Hopi Sandstone, Superstition) Powdercoated Steel 'Mountain' Logo Tower (Structural Framing TBD), Powdercoated Aluminum Development Graphics, and Sign Panels	Block Base: 'Superstition, Pebble Beach, and Bone'; Grey Concrete Wall; Powdercoated Perforated Steel 'Mountain' Tower: Color To Match Existing Monument Signage. Tenant Panel: PMS 7572C; Development Graphic Sign Panels TBD; See Shop Drawings for Final Approved Colors	Entry Sign to Single Tenant Development
DEVELOPMENT DIRECTIONAL, MAJOR (TENANT MONUMENT SIGN)	4'-2" Tall, 15' Long, 1' Wide	Intergral Color CMU Block Base, Use Existing and Approved Superlite CMU Block Colors . (Bone, Pebble Beach, Hopi Sandstone, Superstition) Powdercoated Steel Wall with Steel Trim (Structural Framing TBD), Powdercoated Steel Tenant Sign Panels	Block Base: 'Superstition, Pebble Beach, and Bone'; Grey Concrete Wall; Powdercoated Perforated Steel Wall: Color To Match Existing Monument Signage; Tenant Graphic Sign Panels; White Lettering with 3 Color Options - PMS 7719C , PMS 647C, PMS 7572C, PMS 7622C	Large, Multi-tenant Development Sign
DEVELOPMENT DIRECTIONAL, MINOR (TENANT MONUMENT SIGN)	3'-8" Tall, 8' Long, 1' Wide	Intergral Color CMU Block Base, Use Existing and Approved Superlite CMU Block Colors . (Bone, Pebble Beach, Hopi Sandstone, Superstition) Powdercoated Steel Wall with Steel Trim (Structural Framing TBD), Powdercoated Steel Tenant Logo, and Sign Panel	Block Base: 'Superstition, Pebble Beach, and Bone'; Grey Concrete Wall; Powdercoated Perforated Steel Wall: Color To Match Existing Monument Signage; Tenant Panel: PMS 7719C; Tenant Graphic Sign Panel TBD; See Shop Drawings for Final Approved Colors	Single Tenant Identification Sign at Development Entry Locations



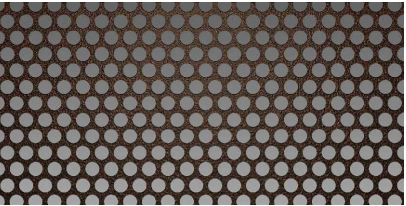
4" x 16" x 8" SUPERLITE CMU BLOCK



EXISTING BRANDING STANDARDS



STEEL TRIM



PERFORATED PANEL BACKING



Development Tenant Panel (Color TBD)



TOWN OF GILBERT
GILBERT REGIONAL PARK
MASTER SIGN PLAN

DATE:
06/02/2020

DRAWING:
EXHIBIT 5
MASTER SIGN PLAN
P3 MAT. CHART
SHEET

MSP513



Exhibit #2

Gilbert Regional Park Phase 1b Design

Description of On-going Project (under construction)

TOG Project No. PR031

March 17th, 2020

Dig Studio

600 North 4th Street, Suite D

Phoenix, Arizona 85004

P: 602.595.4101

Description of Proposed Project:

The Town of Gilbert was granted a Non-exclusive Recreational Use Easement from Flood Control District of Maricopa County over approximately 211 acres of designated property within Chandler Heights Basin. The location is along the East Maricopa Floodway, south of Queen Creek Road and west of Higley Road. The 211 acre site is contiguous with 47 acres of Gilbert owned property and is located between Higley Road and East Maricopa Floodway (EMF) and south of Queen Creek Road. This new 258 acre area would be considered for recreational enhancements and when developed would be the largest park in Gilbert. The Town recently completed the Park Master Plan for Gilbert Regional Park (Master Plan) with phasing and amenities for each of three proposed phases of the project. The Phase I improvements for PR031 identified in Master Plan are proposed on 30 acres; of which a portion are located on 47 acres owned by Gilbert, and a portion would be located on the EMF upper basin. Those improvements in general will include but may not be limited to: entry monuments, playground, splash pad, pickleball courts, tennis courts, turf areas, restroom building, offsite improvements, water/sewer infrastructure, up to 300 parking spaces. Proposed recreational and park enhancements shall not adversely impact hydraulic functions of the flood control features and should take under consideration the completed design for ultimate 100-year level of protection based on the future land use of the watershed.

Gilbert General Plan and Zoning Compliance:

Gilbert Regional Park Phase 1 use, program, and design comply with the Gilbert General Plan and it's designation as being part of the Santan Character Area.

Gilbert Regional Park Phase 1 use, program, and design comply with the Zoning for this property. The land is zoned PF/I which is consistent with the use as a regional public park, and consistent with the approved master plan for the site which has been reviewed by the Gilbert Design Review Board.

Design Guidelines Compliance and Previously Approved Plan:

The Phase 1 design: celebrates the relationship to the Santan Mountains; creates connections to trails and the community, creates a sense of place for families by establishing an iconic public gathering space for families, and adds to the leisure opportunities and healthy lifestyle of the community. Phase 1 of the Gilbert Regional Park provides much needed public park space to the Santan Character Area. Phase 1 of the Gilbert Regional Park accomplishes SCA policies 5.1-5.4, & 5.6.

Sign Package Amendment:

Phase 1 of the Regional park included an amendment package with signs internal to the park: the internal wayfinding signs located at the entrances of parking areas pointing out the amenities. Some

images and details of the previously approved entry monument sign were included for character/material references.

Master Sign Plan Package:

Phase 1b of the Regional Park is the completion of the current planned and contracted area of the Regional Park site. The Master Sign Plan encompasses both of the initial phases, current and existing, and identifies all the monument, freestanding park regulation signs, and directional (wayfinding) signs.